

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 REFLECTIONS BOULEVARD TARNEIT VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$899,000

&

\$939,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 SUMMER COURT TARNEIT VIC 3029	\$900,000	30-Jan-23
64 EDMUND DRIVE TARNEIT VIC 3029	\$905,000	03-Apr-23
10 MOONLIGHT PLACE TARNEIT VIC 3029	\$950,000	16-Feb-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 July 2023



3 SUMMER COURT TARNEIT VIC 3029

4 2 2

Sold Price

\$900,000

Sold Date

30-Jan-23

Distance

0.96km



64 EDMUND DRIVE TARNEIT VIC 3029

4 2 6

Sold Price

\$905,000

Sold Date

03-Apr-23

Distance

1.9km



10 MOONLIGHT PLACE TARNEIT VIC 3029

4 2 4

Sold Price

\$950,000

Sold Date

16-Feb-23

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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