

STATEMENT OF INFORMATION

47 STARLING AVENUE, TARNEIT, VIC 3029

PREPARED BY KENNY NGUYEN, PROFESSIONALS CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



47 STARLING AVENUE, TARNEIT, VIC 3029  -  -  -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$385,000 to \$420,000

Provided by: Kenny Nguyen, Professionals Caroline Springs

MEDIAN SALE PRICE



TARNEIT, VIC, 3029

Suburb Median Sale Price (House)

\$495,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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



6 ORTIZ AVE, TARNEIT, VIC 3029

 -  -  -

Sale Price

\$320,000

Sale Date: 29/05/2017

Distance from Property: 4.9km



3 TRUMPETER DR, TARNEIT, VIC 3029

 4  3  -

Sale Price

\$312,000

Sale Date: 25/07/2017

Distance from Property: 4.6km



1 ANGOVE DR, TARNEIT, VIC 3029

 -  -  -

Sale Price

\$330,000

Sale Date: 03/08/2017

Distance from Property: 4.7km



This report has been compiled on 06/11/2017 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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86 LANSLOWNE PDE, TARNEIT, VIC 3029



Sale Price

\$329,000

Sale Date: 09/08/2017

Distance from Property: 4.7km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

47 STARLING AVENUE, TARNEIT, VIC 3029

Indicative selling price

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Price Range:

\$385,000 to \$420,000

Median sale price

Median price

\$495,000

House

X

Unit

Suburb

TARNEIT

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
6 ORTIZ AVE, TARNEIT, VIC 3029	\$320,000	29/05/2017
3 TRUMPETER DR, TARNEIT, VIC 3029	\$312,000	25/07/2017
1 ANGOVE DR, TARNEIT, VIC 3029	\$330,000	03/08/2017
86 LANSLOWNE PDE, TARNEIT, VIC 3029	\$329,000	09/08/2017