

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 EASON AVENUE 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

\$529,999

&

\$599,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2022

to

31 Oct 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

9 MONTIA STREET TARNEIT VIC 3029	\$566,000	26-Aug-23
7 ESCAPADE STREET TARNEIT VIC 3029	\$562,000	17-Jun-23
17 CONNELL STREET TARNEIT VIC 3029	\$565,000	24-Apr-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: 23 November 2023


9 MONTIA STREET TARNEIT VIC 3029

Sold Price

\$566,000

Sold Date **26-Aug-23**
 3  2  1

Distance **0.5km**

7 ESCAPADE STREET TARNEIT VIC 3029

Sold Price

\$562,000

Sold Date **17-Jun-23**
 3  2  1

Distance **0.34km**

17 CONNELL STREET TARNEIT VIC 3029

Sold Price

\$565,000

Sold Date **24-Apr-23**
 3  2  1

Distance **0.57km**
RS = Recent sale

UN = Undisclosed Sale

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