

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

9 Bear Street 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

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Tarneit

Period-from

01 Jan 2021

to

31 Dec 2021

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

8 Bogong Loop Tarneit VIC 3029	\$665,000	09-Nov-21
7 Blaine Circuit Tarneit VIC 3029	\$665,000	11-Oct-21
8 Penelope Street Tarneit VIC 3029	\$650,000	24-Aug-21

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: 14 January 2022



8 Bogong Loop Tarneit VIC 3029

Sold Price

\$665,000

Sold Date

09-Nov-21

 4  2  2

Distance

0.65km



7 Blaine Circuit Tarneit VIC 3029

Sold Price

Sold Date

11-Oct-21

 4  2  2

Distance

0.71km



8 Penelope Street Tarneit VIC 3029

Sold Price

\$650,000

Sold Date

24-Aug-21

 4  2  2

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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