

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

378 Bethany Road 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

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$306,500

Property type

Land

Suburb

Tarneit

Period-from

01 Sep 2018

to

31 Aug 2019

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

14 Clifton Circuit Tarneit VIC 3029	\$366,000	04-Apr-19
97 Stanhope Road Tarneit VIC 3029	\$385,000	13-Apr-18
18 Lansdowne Parade Tarneit VIC 3029	\$378,500	03-Oct-18

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: 18 September 2019

Ishaq Khan

M 0468622355

E ishaqkhan@oneagency.com.au



14 Clifton Circuit Tarneit VIC 3029

Sold Price

\$366,000

Sold Date

04-Apr-19



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Distance

0.22km



97 Stanhope Road Tarneit VIC 3029

Sold Price

\$385,000

Sold Date

13-Apr-18



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Distance

0.49km

18 Lansdowne Parade Tarneit VIC 3029

Sold Price

\$378,500

Sold Date

03-Oct-18



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Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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