

## 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

61 INVERELL PARKWAY TARNEIT VIC 3029

### Indicative selling price

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

Single Price

\$649,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2021

to

31 Mar 2022

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 BEACHMERE STREET TARNEIT VIC 3029	\$659,000	25-Jan-22
14 SAID PARADE TARNEIT VIC 3029	\$660,000	29-Nov-21
86 HAMISH DRIVE TARNEIT VIC 3029	\$660,000	09-Mar-22

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: 28 April 2022



## 3 BEACHMERE STREET TARNEIT VIC 3029

4 2 2

Sold Price

**\$659,000**

Sold Date

**25-Jan-22**

Distance

**2.12km**



## 14 SAID PARADE TARNEIT VIC 3029

4 2 2

Sold Price

**\$660,000**

Sold Date

**29-Nov-21**

Distance

**1.63km**



## 86 HAMISH DRIVE TARNEIT VIC 3029

4 2 2

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**09-Mar-22**

Distance

**1.75km**

RS = Recent sale

UN = Undisclosed Sale

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