

## 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

33 CHESTERTON AVENUE TARNEIT VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$699,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Tarneit

Period-from

01 Jan 2022

to

31 Dec 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 26 TARRAGON DRIVE TARNEIT VIC 3029 | \$720,000 | 08-Dec-22 |
| 10 LOXTON STREET TARNEIT VIC 3029  | \$735,500 | 29-Sep-22 |
| 8 RIDER COURT TARNEIT VIC 3029     | \$710,000 | 02-Sep-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: 06 January 2023



**26 TARRAGON DRIVE TARNEIT VIC 3029** Sold Price

<sup>RS</sup> **\$720,000** Sold Date **08-Dec-22**

4 2 4

Distance **0.28km**



**10 LOXTON STREET TARNEIT VIC 3029** Sold Price

**\$735,500** Sold Date **29-Sep-22**

4 2 2

Distance **0.58km**



**8 RIDER COURT TARNEIT VIC 3029** Sold Price

**\$710,000** Sold Date **02-Sep-22**

4 2 2

Distance **1.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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