

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 ICARUS 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

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2022

to

30 Jun 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

8 AARON ROAD TARNEIT VIC 3029	\$670,000	06-Jun-23
37 TRAVANCORE STREET TARNEIT VIC 3029	\$676,500	15-Apr-23
7 DUPAIN STREET TARNEIT VIC 3029	\$670,000	07-Mar-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: 06 July 2023

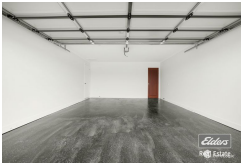
Garry Deol
 P 9749111
 M 0433290383
 E gdeol@goodnewsre.com.au



8 AARON ROAD TARNEIT VIC 3029 Sold Price ^{RS} **\$670,000** Sold Date **06-Jun-23**

4 2 2

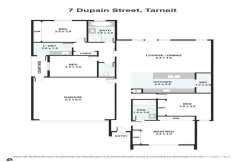
Distance **0.13km**



37 TRAVANCORE STREET TARNEIT VIC 3029 Sold Price **\$676,500** Sold Date **15-Apr-23**

4 3 2

Distance **0.16km**



7 DUPAIN STREET TARNEIT VIC 3029 Sold Price **\$670,000** Sold Date **07-Mar-23**

3 2 2

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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