

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 Bagaram Drive 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

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$566,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2020

to

31 Mar 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

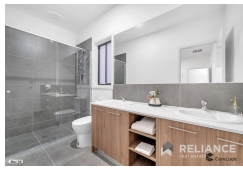
Date of sale

22 Santarosa Avenue Tarneit VIC 3029	\$560,000	03-Dec-20
13 Kamala Drive Tarneit VIC 3029	\$542,000	24-Mar-21
3 Basil Way Tarneit VIC 3029	\$537,500	22-Oct-20

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: 15 April 2021


22 Santarosa Avenue Tarneit VIC 3029

Sold Price

\$560,000

Sold Date **03-Dec-20**
 4
 2
 2

Distance **1.65km**

13 Kamala Drive Tarneit VIC 3029

Sold Price

^{RS} **\$542,000** ^{UN}

Sold Date **24-Mar-21**
 4
 2
 2

Distance **0.67km**

3 Basil Way Tarneit VIC 3029

Sold Price

\$537,500

Sold Date **22-Oct-20**
 4
 2
 2

Distance **0.53km**
RS = Recent sale

UN = Undisclosed Sale

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