

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

1 FIRELIGHT 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

or range
between

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Tarneit

Period-from

01 May 2021

to

30 Apr 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

8 NIGHTFALL WAY TARNEIT VIC 3029	\$810,000	17-Mar-22
140 PENROSE PROMENADE TARNEIT VIC 3029	\$751,000	14-Mar-22
18 ARIZONA CRESCENT TARNEIT VIC 3029	\$730,000	24-Dec-21

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.~~

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8 NIGHTFALL WAY TARNEIT VIC 3029

4
 2
 2

Sold Price

\$810,000

Sold Date

17-Mar-22

Distance

0.1km



140 PENROSE PROMENADE TARNEIT VIC 3029

4
 2
 2

Sold Price

^{RS} **\$751,000**

Sold Date

14-Mar-22

Distance

0.16km



18 ARIZONA CRESCENT TARNEIT VIC 3029

4
 2
 2

Sold Price

\$730,000

Sold Date

24-Dec-21

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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