

## 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

21 APPLGATE CRESCENT 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

or range  
between

\$980,000

&

\$1,060,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2021

to

31 Aug 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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 7 ELVIRE STREET TARNEIT VIC 3029  | \$1,030,000 | 06-Jul-22 |
| 13 JOURNEY DRIVE TARNEIT VIC 3029 | \$983,000   | 28-Jan-22 |
| 917 LEAKES ROAD TARNEIT VIC 3029  | \$948,000   | 12-Aug-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: 08 September 2022


**7 ELVIRE STREET TARNEIT VIC 3029**
 4  2  2

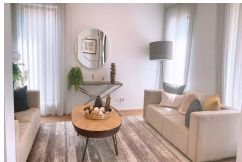
Sold Price

**\$1,030,000**

Sold Date

**06-Jul-22**

Distance

**2.59km**

**13 JOURNEY DRIVE TARNEIT VIC 3029**
 4  2  2

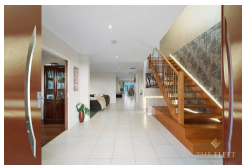
Sold Price

**\$983,000**

Sold Date

**28-Jan-22**

Distance

**0.63km**

**917 LEAKES ROAD TARNEIT VIC 3029**
 4  2  2

Sold Price

<sup>RS</sup> **\$948,000**

Sold Date

**12-Aug-22**

Distance

**0.13km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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