

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 Tarragon 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2021

to

28 Feb 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 Jordyn Street Tarneit VIC 3029	\$655,000	07-Oct-21
3 Reade Court Tarneit VIC 3029	\$700,000	23-Mar-21
17 Hope Way Tarneit VIC 3029	\$717,000	12-Feb-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: 01 March 2022



7 Jordyn Street Tarneit VIC 3029

Sold Price

\$655,000

Sold Date

07-Oct-21

 3  2  2

Distance

0.46km



3 Reade Court Tarneit VIC 3029

Sold Price

\$700,000

Sold Date

23-Mar-21

 3  2  2

Distance

0.15km



17 Hope Way Tarneit VIC 3029

Sold Price

^{RS} **\$717,000**

Sold Date

12-Feb-22

 4  2  2

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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