

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

5 Phelps 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

or range
between

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$307,000

Property type

Land

Suburb

Tarneit

Period-from

01 Jun 2020

to

31 May 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

52 Crilly Street Tarneit VIC 3029	\$449,000	18-May-21
56 Crilly Street Tarneit VIC 3029	\$447,000	11-May-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.

This Statement of Information was prepared on: 02 June 2021



52 Crilly Street Tarneit VIC 3029

Sold Price

^{RS} **\$449,000**

Sold Date

18-May-21

3 2 1

Distance

0.77km



56 Crilly Street Tarneit VIC 3029

Sold Price

^{RS} **\$447,000** ^{UN}

Sold Date

11-May-21

3 2 1

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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