

## 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

43 BARRON STREET 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

\$400,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$428,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Oct 2021

to

30 Sep 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 47 BARRON STREET TARNEIT VIC 3029  | \$416,000 | 23-Feb-22 |
| 55 BARRON STREET TARNEIT VIC 3029  | \$417,000 | 16-Aug-22 |
| 1/11 RAMONA COURT TARNEIT VIC 3029 | \$435,000 | 27-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: 06 October 2022



**47 BARRON STREET TARNEIT VIC 3029** Sold Price **\$416,000** Sold Date **23-Feb-22**  
Distance **0.01km**

 2  1  1



**55 BARRON STREET TARNEIT VIC 3029** Sold Price <sup>RS</sup> **\$417,000** Sold Date **16-Aug-22**  
Distance **0.02km**

 2  1  2



**1/11 RAMONA COURT TARNEIT VIC 3029** Sold Price **\$435,000** Sold Date **27-Aug-22**  
Distance **0.8km**

 2  2  1

**RS** = Recent sale      **UN** = Undisclosed Sale

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