

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

9 ELVIRE 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

\$315,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$368,000

Property type

Land

Suburb

Tarneit

Period-from

01 Jul 2022

to

30 Jun 2023

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

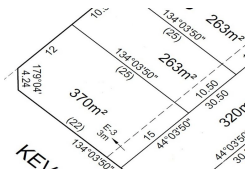
Date of sale

41 BEAR STREET TARNEIT VIC 3029	\$331,300	04-Apr-23
56 BIRREGURRA DRIVE TARNEIT VIC 3029	\$351,100	15-Mar-23
26 MANTIS CIRCUIT TARNEIT VIC 3029	\$360,200	17-Feb-23

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: 26 July 2023



41 BEAR STREET TARNEIT VIC 3029

Sold Price

\$331,300

Sold Date **04-Apr-23**
 -  -  -

Distance **1.43km**


56 BIRREGURRA DRIVE TARNEIT VIC 3029

Sold Price

^{RS} **\$351,100**

Sold Date **15-Mar-23**
 -  -  -

Distance **1.39km**


26 MANTIS CIRCUIT TARNEIT VIC 3029

Sold Price

\$360,200

Sold Date **17-Feb-23**
 -  -  -

Distance **1.72km**
RS = Recent sale

UN = Undisclosed Sale

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