

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

496 SAYERS ROAD 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

\$819,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

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

5 GRANYA STREET TARNEIT VIC 3029	\$816,000	25-Feb-22
14 ST LUKES ROAD TARNEIT VIC 3029	\$815,000	05-Oct-21
59 BADEN POWELL DRIVE TARNEIT VIC 3029	\$815,000	27-Oct-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: 25 March 2022



5 GRANYA STREET TARNEIT VIC 3029

Sold Price

^{RS}

\$816,000

Sold Date

25-Feb-22

4

2

2

Distance

1.43km



14 ST LUKES ROAD TARNEIT VIC 3029

Sold Price

\$815,000

Sold Date

05-Oct-21

5

2

3

Distance

1.1km



59 BADEN POWELL DRIVE TARNEIT VIC 3029

Sold Price

Sold Date

27-Oct-21

4

2

4

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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