## 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

37 BEAR 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 \$629,000 & \$	\$649,000
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## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$655,000	Prop	erty type House		House	Suburb	Tarneit
Period-from	01 Oct 2024	to	30 Sep 2	2025	Source		Cotality

#### 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
19 GLABELLA AVENUE TARNEIT VIC 3029	\$660,000	18-May-25
17 GLABELLA AVENUE TARNEIT VIC 3029	\$630,000	04-Jun-25
21 GLABELLA AVENUE TARNEIT VIC 3029	\$640,000	02-Jun-25

#### 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: 13 October 2025

