

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

4 WALTER 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

\$569,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 May 2023

to

30 Apr 2024

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

4 SUSAN PLACE TARNEIT VIC 3029	\$578,000	26-Nov-23
5 BEAGLE STREET TARNEIT VIC 3029	\$585,000	01-Nov-23
83 RIPPLESIDE TERRACE TARNEIT VIC 3029	\$587,000	20-Nov-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: 01 May 2024



4 SUSAN PLACE TARNEIT VIC 3029

3 2 1

Sold Price

\$578,000

Sold Date **26-Nov-23**

Distance

1.2km



5 BEAGLE STREET TARNEIT VIC 3029

3 2 1

Sold Price

\$585,000

Sold Date **01-Nov-23**

Distance

1.63km



83 RIPPLESIDE TERRACE TARNEIT VIC 3029

3 2 1

Sold Price

\$587,000

Sold Date **20-Nov-23**

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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