

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

6 BRYDIE 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

\$495,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2024

to

31 Jan 2025

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

2 BISHOP CLOSE TARNEIT VIC 3029	\$585,000	23-Jan-25
5 GEORGE GREEVES PLACE HOPPERS CROSSING VIC 3029	\$540,000	26-Oct-24
57 KATHLEEN CRESCENT HOPPERS CROSSING VIC 3029	\$590,000	27-Aug-24

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: 21 February 2025



2 BISHOP CLOSE TARNEIT VIC 3029

4 1 -

Sold Price

^{RS} **\$585,000** Sold Date **23-Jan-25**

Distance **0.08km**



5 GEORGE GREEVES PLACE HOPPERS CROSSING VIC 3029

3 2 -

Sold Price

\$540,000 Sold Date **26-Oct-24**

Distance **0.15km**



57 KATHLEEN CRESCENT HOPPERS CROSSING VIC 3029

3 2 -

Sold Price

\$590,000 Sold Date **27-Aug-24**

Distance **0.17km**



15 CASSELL STREET WERRIBEE VIC 3030

3 2 1

Sold Price

\$589,000 Sold Date **30-Sep-24**

Distance **0.25km**



41 RETFORD CLOSE WERRIBEE VIC 3030

3 2 1

Sold Price

^{RS} **\$557,000** Sold Date **06-Feb-25**

Distance **0.47km**



48 PROSPECT DRIVE TARNEIT VIC 3029

4 1 1

Sold Price

\$516,000 Sold Date **24-Sep-24**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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**15 SANDALWOOD CIRCUIT
TARNEIT VIC 3029**

4 2 2

Sold Price **\$625,000** Sold Date **21-Sep-24**

Distance **0.56km**



**1/92 THAMES BOULEVARD
WERRIBEE VIC 3030**

3 2 -

Sold Price **\$530,000** Sold Date **16-Nov-24**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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