

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 KILPATRICK 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$366,500

Property type

Land

Suburb

Tarneit

Period-from

01 Nov 2021

to

31 Oct 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

7 CALVANTE WAY TARNEIT VIC 3029	\$723,000	21-Jun-22
28 BRIGHTER AVENUE TARNEIT VIC 3029	\$680,000	17-Oct-22
6 TRAVEL AVENUE TARNEIT VIC 3029	\$685,000	08-Jul-22

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: 14 November 2022



7 CALVANTE WAY TARNEIT VIC 3029

4 2 2

Sold Price

\$723,000

Sold Date

21-Jun-22

Distance

0.07km



28 BRIGHTER AVENUE TARNEIT VIC 3029

4 2 2

Sold Price

^{RS} **\$680,000**

Sold Date

17-Oct-22

Distance

1.29km



6 TRAVEL AVENUE TARNEIT VIC 3029

4 2 2

Sold Price

\$685,000

Sold Date

08-Jul-22

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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