

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

2 Pindaroi Court 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2019

to

31 Jul 2020

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

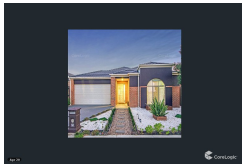
Date of sale

29 Ripplside Terrace Tarneit VIC 3029	\$590,000	16-Mar-20
28 Watagan Street Tarneit VIC 3029	\$578,000	15-May-20
529 Derrimut Road Tarneit VIC 3029	\$592,250	27-Feb-20

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 August 2020


29 Ripplside Terrace Tarneit VIC 3029
 4  2  2

Sold Price

\$590,000

Sold Date

16-Mar-20

Distance

0.19km

28 Watagan Street Tarneit VIC 3029
 4  2  2

Sold Price

\$578,000

Sold Date

15-May-20

Distance

0.59km

529 Derrimut Road Tarneit VIC 3029
 4  2  2

Sold Price

\$592,250

Sold Date

27-Feb-20

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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