

## 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

33 Direction Drive Tarneit VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$561,500

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2020

to

28 Feb 2021

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

6 Emblem Street Tarneit VIC 3029	\$570,000	14-Oct-20
6 Radiance Street Tarneit VIC 3029	\$585,000	13-Nov-20
45 Crilly Street Tarneit VIC 3029	\$585,000	19-Dec-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: 01 March 2021



**6 Emblem Street Tarneit VIC 3029** Sold Price **\$570,000** Sold Date **14-Oct-20**

 1  2  2

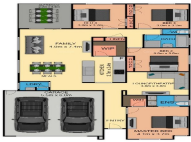
Distance **0.09km**



**6 Radiance Street Tarneit VIC 3029** Sold Price **\$585,000** Sold Date **13-Nov-20**

 4  2  2

Distance **0.38km**



**45 Crilly Street Tarneit VIC 3029** Sold Price <sup>RS</sup> **\$585,000** <sup>UN</sup> Sold Date **19-Dec-20**

 4  2  2

Distance **0.46km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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