

## 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

22 BOBBY 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

\$540,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Dec 2022

to

30 Nov 2023

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

9 NANKEEN WAY TARNEIT VIC 3029	\$550,000	21-Jun-23
7 ESCAPADE STREET TARNEIT VIC 3029	\$562,000	17-Jun-23
40 FELICITY DRIVE TARNEIT VIC 3029	\$570,000	17-Jul-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: 05 December 2023



**9 NANKEEN WAY TARNEIT VIC 3029**

3 2 1

Sold Price **\$550,000** Sold Date **21-Jun-23**

Distance **0.47km**



**7 ESCAPADE STREET TARNEIT VIC 3029**

3 2 1

Sold Price **\$562,000** Sold Date **17-Jun-23**

Distance **0.71km**



**40 FELICITY DRIVE TARNEIT VIC 3029**

3 2 1

Sold Price **\$570,000** Sold Date **17-Jul-23**

Distance **1.24km**

RS = Recent sale      UN = Undisclosed Sale

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