

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

8 MORNINGTON AVENUE 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

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2022

to

30 Sep 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

| | | |
|------------------------------------|-----------|-----------|
| 29 NAPIER STREET TARNEIT VIC 3029 | \$665,000 | 18-May-23 |
| 5 PIPERS STREET TARNEIT VIC 3029 | \$695,000 | 19-May-23 |
| 26 FERONIA AVENUE TARNEIT VIC 3029 | \$645,000 | 21-May-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: 06 October 2023


**29 NAPIER STREET TARNEIT VIC
3029**

Sold Price

\$665,000

Sold Date

18-May-23
 4
  2
  2

Distance

0.25km
**5 PIPERS STREET TARNEIT VIC
3029**

Sold Price

\$695,000

Sold Date

19-May-23
 4
  2
  2

Distance

0.27km
**26 FERONIA AVENUE TARNEIT VIC
3029**

Sold Price

\$645,000

Sold Date

21-May-23
 4
  2
  2

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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