

## 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

6 Banquet 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

\$235,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Land

Suburb

Tarneit

Period-from

01 Jan 2019

to

31 Dec 2019

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 Booth Street Tarneit VIC 3029	\$245,000	05-Dec-19
42 Colonial Circuit Tarneit VIC 3029	\$258,000	01-Nov-19

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: 30 January 2020



**7 Booth Street Tarneit VIC 3029**

Sold Price

**\$245,000**

Sold Date

**05-Dec-19**

 3  2  -

Distance

**0.87km**



**42 Colonial Circuit Tarneit VIC 3029**

Sold Price

**\$258,000**

Sold Date

**01-Nov-19**

 4  2  1

Distance

**2.11km**

RS = Recent sale

UN = Undisclosed Sale

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