

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

56 Gowar Road 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

\$350,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Land

Suburb

Tarneit

Period-from

01 Aug 2020

to

31 Jul 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

18 Coffey Street Tarneit VIC 3029	\$337,000	07-Jul-20
16 Coffey Street Tarneit VIC 3029	\$350,000	16-Jun-21
31 Cockerell Street Tarneit VIC 3029	\$350,000	16-Aug-21

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: 19 August 2021

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18 Coffey Street Tarneit VIC 3029

Sold Price

\$337,000

Sold Date

07-Jul-20


Distance

0.05km

16 Coffey Street Tarneit VIC 3029

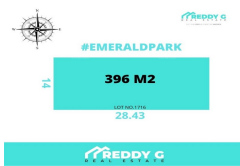
Sold Price

\$350,000

Sold Date

16-Jun-21


Distance

0.06km

31 Cockerell Street Tarneit VIC 3029

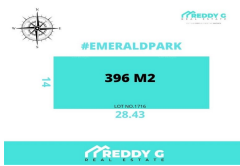
Sold Price

^{RS} **\$350,000**

Sold Date

16-Aug-21


Distance

0.27km

27 Cockerell Street Tarneit VIC 3029

Sold Price

^{RS} **\$358,000**

Sold Date

21-Jun-21


Distance

0.29km

10 Chloe Street Tarneit VIC 3029

Sold Price

^{RS} **\$350,000**

Sold Date

19-Jul-21


Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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