# 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

34 EDMUND DRIVE TARNEIT VIC 3029

### Indicative selling price

Period-from

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

Single Price		or range	- <u>*</u> 200.000	&	\$525,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$598,000	Property type	House	Suburb	Tarneit				

28 Feb 2022

Source

### Comparable property sales (\*Delete A or B below as applicable)

01 Mar 2021

**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.

to

Address of comparable property	Price	Date of sale
20 FELICITY DRIVE TARNEIT VIC 3029	\$520,000	05-Oct-21
32 ANDIE WAY TARNEIT VIC 3029	\$510,000	16-Dec-21
10 ARCHIE STREET TARNEIT VIC 3029	\$510,000	16-Oct-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: 10 March 2022



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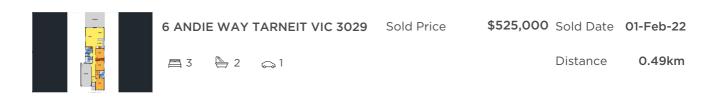
Returne	20 FELICITY DRIVE TARNEIT VIC 3029			Sold Price	\$520,000	Sold Date	05-Oct-21
	<b>A</b> 3	2	⇔1			Distance	0.14km



32 AND	IE WAY	TARNEIT VIC 3029	Sold Price	\$510,000	Sold Date	16-Dec-21
昌 3	ڲ 2	⇔1			Distance	0.41km



10 ARCHIE STREET TARNEIT VIC			Sold Price	Sold Date	16-Oct-21
昌 3	2	Ģ <sup>1</sup>		Distance	0.17km



#### RS = Recent sale UN = Undisclosed Sale

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