

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

10 BISTRE 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

\$310,000

&

\$325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$367,500

Property type

Land

Suburb

Tarneit

Period-from

01 Nov 2022

to

31 Oct 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

28 MAROON STREET TARNEIT VIC 3029	\$318,000	16-Jun-23
28 ISHTAR STREET TARNEIT VIC 3029	\$338,000	13-Oct-23
17 COSGROVE STREET TARNEIT VIC 3029	\$325,000	04-Sep-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: 24 November 2023



28 MAROON STREET TARNEIT VIC 3029



Sold Price

\$318,000

Sold Date

16-Jun-23

Distance

0.3km



28 ISHTAR STREET TARNEIT VIC 3029



Sold Price

\$338,000

Sold Date

13-Oct-23

Distance

0.76km



17 COSGROVE STREET TARNEIT VIC 3029



Sold Price

RS \$325,000 UN

Sold Date

04-Sep-23

Distance

4.26km

RS = Recent sale

UN = Undisclosed Sale

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