

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 MONIQUE WAY 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

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

14 CANUNDA WAY TARNEIT VIC 3029	\$550,000	26-Oct-23
42 EDMUND DRIVE TARNEIT VIC 3029	\$543,000	31-Aug-23
7 ESCAPADE STREET TARNEIT VIC 3029	\$562,000	17-Jun-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: 14 November 2023

	14 CANUNDA WAY TARNEIT VIC 3029	Sold Price	^{RS} \$550,000	Sold Date 26-Oct-23
	 3  2  1			Distance 1.41km
	42 EDMUND DRIVE TARNEIT VIC 3029	Sold Price	\$543,000	Sold Date 31-Aug-23
	 3  2  1			Distance 0.86km
	7 ESCAPADE STREET TARNEIT VIC 3029	Sold Price	\$562,000	Sold Date 17-Jun-23
	 3  2  1			Distance 1.88km

RS = Recent sale UN = Undisclosed Sale

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