

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

2 STERLING MEWS 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

\$850,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2023

to

31 May 2024

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

3 POPLAR BOULEVARD TARNEIT VIC 3029	\$865,000	15-Mar-24
10 REFLECTIONS BOULEVARD TARNEIT VIC 3029	\$860,000	12-Mar-24

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 June 2024



**3 POPLAR BOULEVARD TARNEIT
VIC 3029**

4 2 2

Sold Price

\$865,000

Sold Date

15-Mar-24

Distance

1.1km



**10 REFLECTIONS BOULEVARD
TARNEIT VIC 3029**

4 3 2

Sold Price

\$860,000

Sold Date

12-Mar-24

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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