

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

22 BALLANTINE STREET 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

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2023

to

29 Feb 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

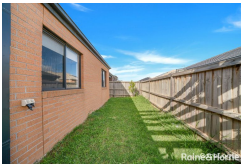
Date of sale

31 FERGUSON DRIVE TARNEIT VIC 3029	\$680,000	26-Nov-23
15 EUGENE STREET TARNEIT VIC 3029	\$675,000	10-Nov-23
167 HUMMINGBIRD BOULEVARD TARNEIT VIC 3029	\$720,000	13-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: 21 March 2024

**31 FERGUSON DRIVE TARNEIT VIC 3029**4  2  2 

Sold Price

\$680,000Sold Date **26-Nov-23**Distance **0.31km****15 EUGENE STREET TARNEIT VIC 3029**4  2  2 

Sold Price

\$675,000Sold Date **10-Nov-23**Distance **0.39km****167 HUMMINGBIRD BOULEVARD
TARNEIT VIC 3029**4  2  2 

Sold Price

\$720,000Sold Date **13-Sep-23**Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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