

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

3 FLANAGAN 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

\$810,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2022

to

31 Aug 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

5 JOURNEY DRIVE TARNEIT VIC 3029	\$850,000	11-Aug-23
19 GUIDANCE WAY TARNEIT VIC 3029	\$845,000	24-May-23
50 NAVIGATION ROAD TARNEIT VIC 3029	\$815,000	07-Apr-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 September 2023



5 JOURNEY DRIVE TARNEIT VIC 3029

4 2 2

Sold Price

^{RS} **\$850,000**

Sold Date

11-Aug-23

Distance

0.5km



19 GUIDANCE WAY TARNEIT VIC 3029

4 3 -

Sold Price

\$845,000

Sold Date

24-May-23

Distance

0.6km



50 NAVIGATION ROAD TARNEIT VIC 3029

4 3 2

Sold Price

\$815,000

Sold Date

07-Apr-23

Distance

0.72km

RS = Recent sale **UN** = Undisclosed Sale

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