

## 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

38 DUBLIN STREET TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$599,000

&

\$629,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2022

to

30 Sep 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 ROXBOROUGH STREET TARNEIT VIC 3029 | \$600,000 | 13-Sep-22 |
| 42 DUBLIN STREET TARNEIT VIC 3029    | \$630,000 | 30-May-23 |
| 7 DRUMMOYNE STREET TARNEIT VIC 3029  | \$632,000 | 07-May-22 |

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: 16 October 2023

**5 ROXBOROUGH STREET TARNEIT  
VIC 3029**

4 2 2

Sold Price

**\$600,000**

Sold Date

**13-Sep-22**

Distance

**0.05km****42 DUBLIN STREET TARNEIT VIC  
3029**

4 2 2

Sold Price

**\$630,000**

Sold Date

**30-May-23**

Distance

**0.03km****7 DRUMMOYNE STREET TARNEIT  
VIC 3029**

4 2 -

Sold Price

**\$632,000**

Sold Date

**07-May-22**

Distance

**0.08km**

RS = Recent sale

UN = Undisclosed Sale

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