

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

4 DABINETT 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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2022

to

31 Jul 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

9 DIRECTION DRIVE TARNEIT VIC 3029	\$590,000	24-Jul-23
26 TERRACOTTA AVENUE TARNEIT VIC 3029	\$593,333	30-Jul-23
10 MORTLAKE ROAD TARNEIT VIC 3029	\$595,000	03-Aug-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: 23 August 2023


9 DIRECTION DRIVE TARNEIT VIC 3029

Sold Price

^{RS} **\$590,000**

Sold Date

24-Jul-23
 3

  2

  2

Distance

1.63km

26 TERRACOTTA AVENUE TARNEIT VIC 3029

Sold Price

^{RS} **\$593,333**

Sold Date

30-Jul-23
 3

  2

  2

Distance

2.17km

10 MORTLAKE ROAD TARNEIT VIC 3029

Sold Price

^{RS} **\$595,000**

Sold Date

03-Aug-23
 4

  2

  1

Distance

4.45km
RS = Recent sale

UN = Undisclosed Sale

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