

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

5 WATTLEBRUSH COURT 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

\$675,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2022

to

31 Oct 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

181 THAMES BOULEVARD TARNEIT VIC 3029	\$731,000	03-Oct-23
11 LENA COURT HOPPERS CROSSING VIC 3029	\$670,000	14-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: 20 November 2023



**181 THAMES BOULEVARD TARNEIT
VIC 3029**

Sold Price

^{RS} **\$731,000** Sold Date **03-Oct-23**

 4  2  2

Distance **0.32km**



**11 LENA COURT HOPPERS
CROSSING VIC 3029**

Sold Price

^{RS} **\$670,000** Sold Date **14-Sep-23**

 3  2  2

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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