

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

6 ASPECT DRIVE 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

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2023

to

31 May 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

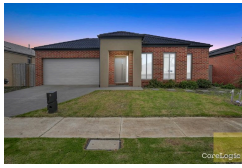
Date of sale

6 LAY STREET TARNEIT VIC 3029	\$685,000	01-Aug-23
33 SETTLEMENT ROAD TARNEIT VIC 3029	\$690,000	22-Jun-23
31 LAY STREET TARNEIT VIC 3029	\$688,000	04-Feb-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: 07 June 2024



6 LAY STREET TARNEIT VIC 3029

Sold Price

\$685,000

Sold Date

01-Aug-23

 4  2  2

Distance

0.89km



**33 SETTLEMENT ROAD TARNEIT
VIC 3029**

Sold Price

\$690,000

Sold Date

22-Jun-23

 4  2  2

Distance

0.98km



31 LAY STREET TARNEIT VIC 3029

Sold Price

\$688,000

Sold Date

04-Feb-23

 4  2  2

Distance

1.05km



**12 MYRTLELEAF STREET TARNEIT
VIC 3029**

Sold Price

\$695,000

Sold Date

18-Dec-23

 4  2  2

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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