

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 CLAIRE WAY 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2023

to

31 Mar 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

2 SNOWBRIDGE ROAD TARNEIT VIC 3029	\$680,000	20-Jan-24
4 ELSMORE STREET TARNEIT VIC 3029	\$695,000	01-Nov-23
69 CROSSWAY AVENUE TARNEIT VIC 3029	\$684,000	06-Mar-24

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: 19 April 2024



2 SNOWBRIDGE ROAD TARNEIT VIC 3029

4 2 2

Sold Price

\$680,000

Sold Date

20-Jan-24

Distance

1.71km



4 ELSMORE STREET TARNEIT VIC 3029

3 2 -

Sold Price

\$695,000

Sold Date

01-Nov-23

Distance

2km



69 CROSSWAY AVENUE TARNEIT VIC 3029

4 2 2

Sold Price

^{RS} **\$684,000**

Sold Date

06-Mar-24

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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