

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

76 MODESTO 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

\$780,000

&

\$790,000

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

17 LOWRIE STREET TARNEIT VIC 3029	\$750,000	25-Mar-23
32 APORTA AVENUE TARNEIT VIC 3029	\$748,000	04-Nov-23
91 STRATUS STREET TARNEIT VIC 3029	\$780,000	28-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: 17 April 2024

	17 LOWRIE STREET TARNEIT VIC 3029	Sold Price	\$750,000	Sold Date	25-Mar-23
	 4  2  2			Distance	0.54km
	32 APORTA AVENUE TARNEIT VIC 3029	Sold Price	\$748,000	Sold Date	04-Nov-23
	 4  2  2			Distance	0.29km
	91 STRATUS STREET TARNEIT VIC 3029	Sold Price	\$780,000	Sold Date	28-Sep-23
	 4  2  2			Distance	3.05km
	16 BANYAN WAY TARNEIT VIC 3029	Sold Price	\$775,000	Sold Date	12-Jan-23
	 4  2  2			Distance	3.5km

RS = Recent sale

UN = Undisclosed Sale

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