

## 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

9 BABCOCK STREET TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$799,999

&

\$839,999

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2023

to

31 Jan 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

|  |           |           |
|--|-----------|-----------|
| 35 STUBBERFIELD ROAD TARNEIT VIC 3029      | \$835,000 | 16-Oct-23 |
| 9 APPLGATE CRESCENT TARNEIT VIC 3029       | \$835,000 | 17-Aug-23 |
| 137 HUMMINGBIRD BOULEVARD TARNEIT VIC 3029 | \$820,000 | 23-May-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: 02 February 2024



**35 STUBBERFIELD ROAD TARNEIT  
VIC 3029**

 4  2  2

Sold Price

**\$835,000**

Sold Date

**16-Oct-23**

Distance

**1.61km**



**9 APPLGATE CRESCENT TARNEIT  
VIC 3029**

 4  2  2

Sold Price

Sold Date

**17-Aug-23**

Distance

**1.41km**



**137 HUMMINGBIRD BOULEVARD  
TARNEIT VIC 3029**

 4  2  2

Sold Price

**\$820,000**

Sold Date

**23-May-23**

Distance

**1.63km**

RS = Recent sale

UN = Undisclosed Sale

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