

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

296 Davis Road 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2020

to

31 Oct 2021

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

36 Lamington Drive Tarneit VIC 3029	\$620,000	13-Jul-21
10 Hamish Drive Tarneit VIC 3029	\$605,000	28-Sep-21
28 Felix Way Tarneit VIC 3029	\$620,000	18-Nov-21

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.~~

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36 Lamington Drive Tarneit VIC 3029

4 2 2

Sold Price

\$620,000

Sold Date

13-Jul-21

Distance

0.53km



10 Hamish Drive Tarneit VIC 3029

4 2 2

Sold Price

^{RS} **\$605,000**

Sold Date

28-Sep-21

Distance

0.67km



28 Felix Way Tarneit VIC 3029

4 2 2

Sold Price

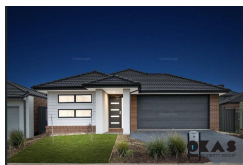
^{RS} **\$620,000**

Sold Date

18-Nov-21

Distance

0.78km



15 Bronze Street Tarneit VIC 3029

4 2 2

Sold Price

\$607,000

Sold Date

29-Sep-21

Distance

1.01km



52 Lansdowne Parade Tarneit VIC 3029

4 2 2

Sold Price

\$580,000

Sold Date

30-Sep-21

Distance

1.03km



4 Life Street Tarneit VIC 3029

4 2 2

Sold Price

\$639,000

Sold Date

30-Aug-21

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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