

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

12 Tavor Street 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Tarneit

Period-from

01 May 2019

to

30 Apr 2020

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

31 Samaria Street Tarneit VIC 3029	\$666,000	18-Nov-19
529 Derrimut Road Tarneit VIC 3029	\$592,250	27-Feb-20
26 Wickford Road Tarneit VIC 3029	\$580,000	01-Oct-19

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: 29 May 2020



31 Samaria Street Tarneit VIC 3029 Sold Price **\$666,000** Sold Date **18-Nov-19**
Distance **0.46km**

4 2 2



529 Derrimut Road Tarneit VIC 3029 Sold Price **\$592,250** Sold Date **27-Feb-20**
Distance **0.6km**

4 2 2



26 Wickford Road Tarneit VIC 3029 Sold Price **\$580,000** Sold Date **01-Oct-19**
Distance **0.78km**

4 2 2



2 Mazel Drive Tarneit VIC 3029 Sold Price **\$532,000** Sold Date **08-Nov-19**
Distance **0.08km**

4 2 2



18 Melville Street Tarneit VIC 3029 Sold Price **\$530,000** Sold Date **01-Dec-19**
Distance **0.4km**

3 2 2



129 Crossway Avenue Tarneit VIC 3029 Sold Price **\$635,000** Sold Date **03-Jan-20**
Distance **0.41km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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46 Capricornus Crescent Tarneit VIC 3029

4 2 2

Sold Price

\$555,000

Sold Date

30-Sep-19

Distance

0.61km



26 Kalorama Street Tarneit VIC 3029

4 2 2

Sold Price

\$530,100

Sold Date

29-Sep-19

Distance

0.76km



13 Monaro Street Tarneit VIC 3029

4 2 2

Sold Price

\$570,000

Sold Date

04-Oct-19

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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