

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

3 Limelight 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,500

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2020

to

31 Jan 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

7 Echo Avenue Tarneit VIC 3029	\$465,000	22-Jan-21
9 Corfu Avenue Tarneit VIC 3029	\$520,000	25-Jan-21
32 Edgevale Way Tarneit VIC 3029	\$455,000	10-Oct-20

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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7 Echo Avenue Tarneit VIC 3029

Sold Price

^{RS} \$465,000 Sold Date 22-Jan-21

3 2 1

Distance 1.37km



9 Corfu Avenue Tarneit VIC 3029

Sold Price

^{RS} \$520,000 Sold Date 25-Jan-21

3 2 1

Distance 1.44km



32 Edgevale Way Tarneit VIC 3029

Sold Price

\$455,000 Sold Date 10-Oct-20

3 2 1

Distance 1.93km



128 Virgilia Drive Hoppers Crossing VIC 3029

Sold Price

^{RS} \$486,000 Sold Date 29-Dec-20

3 2 1

Distance 2km

RS = Recent sale

UN = Undisclosed Sale

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