# 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 Meadowview Way 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	\$435,000	&	\$450,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$550,000	Prop	operty type House		Suburb	Tarneit	
Period-from	01 Jul 2019	to	30 Jun 2	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
82 Edgevale Way Tarneit VIC 3029	\$470,000	15-Jan-20
31 Dominion Terrace Truganina VIC 3029	\$440,000	27-Jun-20
96 Barron Street Tarneit VIC 3029	\$470,000	10-Nov-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.

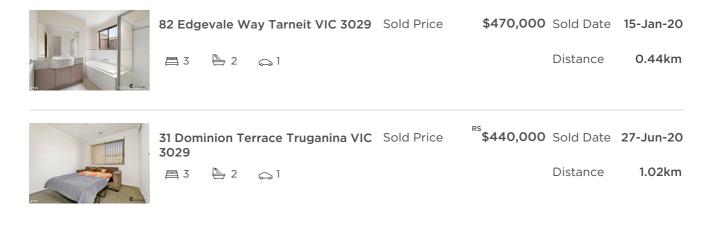
This Statement of Information was prepared on: 10 July 2020



consumer.vic.gov.au

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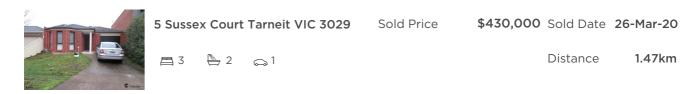
	2 Hamp	oshire Co	ourt Tarneit VIC	Sold Price	\$459,000	Sold Date	18-Mar-20
S STELANCE	<b>=</b> 3	1	⇔ 1			Distance	1.06km
	96 Barron Street Tarneit VIC 3029			Sold Price	\$470,000	Sold Date	10-Nov-19



I	2 Hampshire Court Tarneit VIC 3029			Sold Price	\$459,000	Sold Date	18-Mar-20
4	่ 🛱 3	2	Ģ1			Distance	1.23km



Course	74 Rip 3029	pleside 1	Ferrace Tarneit VIC	Sold Price	<sup>RS</sup> \$430,000	Sold Date	21-Jun-20
	<b>=</b> 3	2	<b>⊜</b> 1			Distance	1.28km



RS = Recent sale UN = Undisclosed Sale

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