

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

4 Arrowsmith 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

\$599,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Tarneit

Period-from

01 Jan 2020

to

31 Dec 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

5 Centurion Avenue Tarneit VIC 3029	\$620,000	06-Jul-20
68 Homebush Drive Tarneit VIC 3029	\$565,000	13-Jul-20
17 Bostock Drive Tarneit VIC 3029	\$592,000	14-Jul-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.~~

This Statement of Information was prepared on: 11 January 2021