

## 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

21 Alfred Park Drive Tarneit VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$598,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2021

to

31 Jan 2022

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

4 Alfred Park Drive Tarneit VIC 3029	\$631,000	14-Nov-21
7 Bonica Street Tarneit VIC 3029	\$655,000	18-Oct-21
72 Baden Powell Drive Tarneit VIC 3029	\$640,000	28-Oct-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.~~

This Statement of Information was prepared on: 21 February 2022


**4 Alfred Park Drive Tarneit VIC 3029**
 3  2  2

Sold Price

**\$631,000**

Sold Date

**14-Nov-21**

Distance

**0.19km**

**7 Bonica Street Tarneit VIC 3029**
 4  2  2

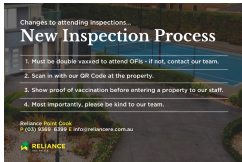
Sold Price

**\$655,000**

Sold Date

**18-Oct-21**

Distance

**0.24km**

**72 Baden Powell Drive Tarneit VIC 3029**
 4  2  2

Sold Price

**\$640,000**

Sold Date

**28-Oct-21**

Distance

**0.32km**

RS = Recent sale

UN = Undisclosed Sale

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