

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

396 Bethany Road, Tarneit Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$600,000

Median sale price

Median price \$537,500

Property Type House

Suburb Tarneit

Period - From 01/04/2019

to 30/06/2019

Source REIV

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 six 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 |
|---|-----------------------------------|-----------|--------------|
| 1 | 37 Danfield Dr TARNEIT 3029 | \$577,500 | 02/08/2019 |
| 2 | 3 Tenby Way HOPPERS CROSSING 3029 | \$570,000 | 18/05/2019 |
| 3 | 374 Bethany Rd TARNEIT 3029 | \$550,000 | 29/04/2019 |

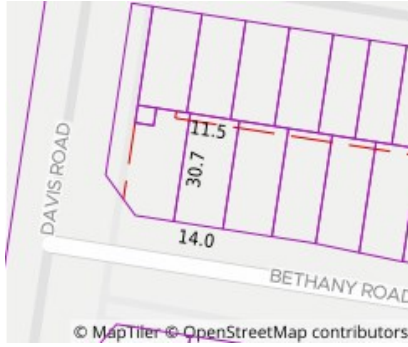
OR

~~**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 six months.~~

This Statement of Information was prepared on:

10/10/2019 15:24

396 Bethany Road, Tarneit Vic 3029



Property Type: Land
Land Size: 430 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$600,000
Median House Price
June quarter 2019: \$537,500

Comparable Properties

37 Danfield Dr TARNEIT 3029 (REI/VG)

Agent Comments



Price: \$577,500
Method: Private Sale
Date: 02/08/2019
Rooms: 6
Property Type: House
Land Size: 608 sqm approx



3 Tenby Way HOPPERS CROSSING 3029 (REI/VG)

Agent Comments



Price: \$570,000
Method: Auction Sale
Date: 18/05/2019
Property Type: House (Res)
Land Size: 534 sqm approx

374 Bethany Rd TARNEIT 3029 (VG)

Agent Comments



Price: \$550,000
Method: Sale
Date: 29/04/2019
Property Type: House (Res)
Land Size: 448 sqm approx

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.