

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 BANDICOOT LOOP 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

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2024

to

31 Jan 2025

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

3 YALOK WAY TARNEIT VIC 3029	\$520,000	05-Oct-24
10 ARCHIE STREET TARNEIT VIC 3029	\$510,000	19-Sep-24
17 ISABELLA WAY TARNEIT VIC 3029	\$517,000	02-Oct-24

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.~~

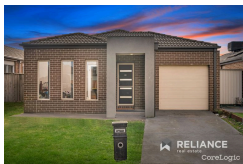
This Statement of Information was prepared on: 26 February 2025

**3 YALOA WAY TARNEIT VIC
3029**

3 2 1

Sold Price **\$520,000** Sold Date **05-Oct-24**Distance **0.14km****10 ARCHIE STREET TARNEIT VIC
3029**

3 2 1

Sold Price **\$510,000** Sold Date **19-Sep-24**Distance **0.78km****17 ISABELLA WAY TARNEIT VIC
3029**

3 2 1

Sold Price **\$517,000** Sold Date **02-Oct-24**Distance **0.78km****RS** = Recent sale**UN** = Undisclosed Sale

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