

## 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

9 Napier Street 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

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2020

to

31 Aug 2021

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 Huon Street Tarneit VIC 3029	\$625,000	09-Jan-21
30 Aspire Street Tarneit VIC 3029	\$620,000	14-Apr-21
10 Juggler Drive Tarneit VIC 3029	\$635,000	28-Jun-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: 10 September 2021



**4 Huon Street Tarneit VIC 3029**

Sold Price

**\$625,000**

Sold Date

**09-Jan-21**

 4  2  2

Distance

**0.61km**



**30 Aspire Street Tarneit VIC 3029**

Sold Price

**\$620,000**

Sold Date

**14-Apr-21**

 4  2  2

Distance

**1.2km**



**10 Juggler Drive Tarneit VIC 3029**

Sold Price

**\$635,000**

Sold Date

**28-Jun-21**

 4  2  2

Distance

**1.84km**



**6 Isla Street Tarneit VIC 3029**

Sold Price

**\$615,000**

Sold Date

**28-Jul-21**

 4  2  2

Distance

**1.84km**

RS = Recent sale

UN = Undisclosed Sale

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