BARRYPLANT

STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	6 MAZEL DRIVE, 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	$575,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median price	$650,000	*House	X	*Land		Suburb	Tarneit
Period - From	01 May 2023	to	30 April 2024			Source	Core Logic

Comparable property sales

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. 19 HALLINAN STREET, TARNEIT VIC 3029	$590,000	30-Jan-24
2. 25 PISTACHIA DRIVE, TARNEIT VIC 3029	$600,000	06-May-24
3. 11 HALLINAN STREET, TARNEIT VIC 3029	$615,000	09-Jan-24

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.

Property data source: Corelogic.com.au. Generated on 18/06/2024.