

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

1/18 HARMONY 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

\$479,000

&

\$509,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Tarneit

Period-from

01 May 2023

to

30 Apr 2024

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

2/20 HARMONY DRIVE TARNEIT VIC 3029	\$490,000	20-Dec-23
1/20 HARMONY DRIVE TARNEIT VIC 3029	\$508,000	05-Apr-24
1/118 HARMONY DRIVE TARNEIT VIC 3029	\$510,000	16-Mar-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: 22 May 2024



**2/20 HARMONY DRIVE TARNEIT
VIC 3029**

 3  2  -

Sold Price **\$490,000** Sold Date **20-Dec-23**

Distance **0.01km**



**1/20 HARMONY DRIVE TARNEIT
VIC 3029**

 3  2  -

Sold Price ^{RS} **\$508,000** Sold Date **05-Apr-24**

Distance **0.02km**



**1/118 HARMONY DRIVE TARNEIT
VIC 3029**

 3  2  1

Sold Price ^{RS} **\$510,000** Sold Date **16-Mar-24**

Distance **0.79km**

RS = Recent sale UN = Undisclosed Sale

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