

## 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

10 CHOIR LANE 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

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$352,000

Property type

Land

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

5 TRADITION WALK TARNEIT VIC 3029	\$510,000	30-Apr-24
3 TRADITION WALK TARNEIT VIC 3029	\$490,000	08-Mar-24
56 PETUNIA AVENUE TARNEIT VIC 3029	\$500,000	25-Feb-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: 30 May 2024



## 5 TRADITION WALK TARNEIT VIC 3029

Sold Price

<sup>RS</sup> **\$510,000** <sup>UN</sup>

Sold Date **30-Apr-24**

3 2 2

Distance **0.18km**



## 3 TRADITION WALK TARNEIT VIC 3029

Sold Price

**\$490,000**

Sold Date **08-Mar-24**

3 2 2

Distance **0.18km**



## 56 PETUNIA AVENUE TARNEIT VIC 3029

Sold Price

**\$500,000**

Sold Date **25-Feb-24**

3 2 1

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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