

## 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

11 ATRIUM DRIVE 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

\$560,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2023

to

31 May 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

9 NOTTINGHAM CRESCENT TARNEIT VIC 3029	\$655,001	11-Jan-24
49 NOTTINGHAM CRESCENT TARNEIT VIC 3029	\$640,000	10-Jan-24
4 HILTABA WALK TARNEIT VIC 3029	\$600,000	29-Jan-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: 06 June 2024



## 9 NOTTINGHAM CRESCENT TARNEIT VIC 3029

3 2 2

Sold Price **\$655,001** Sold Date **11-Jan-24**

Distance **0.7km**



## 49 NOTTINGHAM CRESCENT TARNEIT VIC 3029

3 2 2

Sold Price **\$640,000** Sold Date **10-Jan-24**

Distance **0.65km**



## 4 HILTABA WALK TARNEIT VIC 3029

3 2 2

Sold Price **\$600,000** Sold Date **29-Jan-24**

Distance **2.93km**

RS = Recent sale

UN = Undisclosed Sale

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