

## 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 SEMBLANCE 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

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2022

to

30 Sep 2023

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 COCKERELL STREET TARNEIT VIC 3029 | \$730,000 | 12-Apr-23 |
| 5 TOLHURST STREET TARNEIT VIC 3029  | \$748,000 | 21-Aug-23 |
|                                     |           |           |

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 October 2023

**5 COCKERELL STREET TARNEIT  
VIC 3029**4  2  2 

Sold Price

**\$730,000**

Sold Date

**12-Apr-23**

Distance

**0.74km****5 TOLHURST STREET TARNEIT VIC  
3029**4  2  2 

Sold Price

<sup>RS</sup> **\$748,000**

Sold Date

**21-Aug-23**

Distance

**0.9km**

RS = Recent sale

UN = Undisclosed Sale

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