

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

18/27 TURVA AVENUE 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Tarneit

Period-from

01 Jan 2023

to

31 Dec 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

3/727 TARNEIT ROAD TARNEIT VIC 3029	\$415,000	26-Jul-23
3/83 INVERELL PARKWAY TARNEIT VIC 3029	\$375,000	10-Jul-23
27/27 TURVA AVENUE TARNEIT VIC 3029	\$400,000	12-Dec-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: 04 January 2024

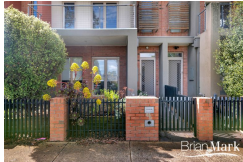


**3/727 TARNEIT ROAD TARNEIT
 VIC 3029**

 2  1  1

Sold Price **\$415,000** Sold Date **26-Jul-23**

Distance **0.64km**

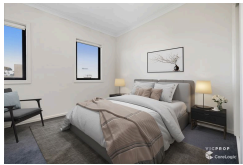


**3/83 INVERELL PARKWAY
 TARNEIT VIC 3029**

 2  1  1

Sold Price **\$375,000** Sold Date **10-Jul-23**

Distance **1.11km**



**27/27 TURVA AVENUE TARNEIT
 VIC 3029**

 2  1  1

Sold Price ^{RS} **\$400,000** ^{UN} Sold Date **12-Dec-23**

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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