

## 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 CADENZA WALK 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

\$569,000

&

\$609,000

### 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

6 CADENZA WALK TARNEIT VIC 3029	\$570,000	04-Jul-23
4 CADENZA WALK TARNEIT VIC 3029	\$560,000	25-Feb-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: 07 May 2024



**6 CADENZA WALK TARNEIT VIC  
3029**

 4  3  2

Sold Price

**\$570,000**

Sold Date

**04-Jul-23**

Distance

**0.04km**



**4 CADENZA WALK TARNEIT VIC  
3029**

 4  2  2

Sold Price

**\$560,000**

Sold Date

**25-Feb-23**

Distance

**0.04km**

RS = Recent sale

UN = Undisclosed Sale

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