

## 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

2/23 TREESIDE 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

\$500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

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

1/118 HARMONY DRIVE TARNEIT VIC 3029	\$510,000	16-Mar-24
1/2 BELLWORTH AVENUE TARNEIT VIC 3029	\$540,000	09-Mar-24
259A BETHANY ROAD TARNEIT VIC 3029	\$555,000	13-Oct-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: 23 May 2024


**1/118 HARMONY DRIVE TARNEIT  
VIC 3029**

Sold Price

RS

**\$510,000**

Sold Date

**16-Mar-24**
 3
  2
  1

Distance

**0.3km**

**1/2 BELLWORTH AVENUE TARNEIT  
VIC 3029**

Sold Price

**\$540,000**

Sold Date

**09-Mar-24**
 3
  2
  -

Distance

**0.65km**

**259A BETHANY ROAD TARNEIT  
VIC 3029**

Sold Price

**\$555,000**

Sold Date

**13-Oct-23**
 3
  2
  -

Distance

**1.85km**

RS = Recent sale

UN = Undisclosed Sale

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