

## 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

23 CHERISH 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

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

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

7 FINN WAY TARNEIT VIC 3029	\$690,000	20-Mar-24
35 CHLOE STREET TARNEIT VIC 3029	\$745,000	12-Feb-24
28 UNITED AVENUE TARNEIT VIC 3029	\$765,000	07-Feb-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: 01 May 2024


**7 FINN WAY TARNEIT VIC 3029**

Sold Price

<sup>RS</sup> **\$690,000** Sold Date **20-Mar-24**
 4  2  2

 Distance **1.24km**

**35 CHLOE STREET TARNEIT VIC 3029**

Sold Price

**\$745,000** Sold Date **12-Feb-24**
 4  2  2

 Distance **1.49km**

**28 UNITED AVENUE TARNEIT VIC 3029**

Sold Price

**\$765,000** Sold Date **07-Feb-24**
 4  2  2

 Distance **0.69km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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