

## 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 SHERWOOD STREET 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

\$749,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2023

to

29 Feb 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

1616 VOYAGER BOULEVARD TARNEIT VIC 3029	\$832,000	09-Nov-23
35 STUBBERFIELD ROAD TARNEIT VIC 3029	\$835,000	16-Oct-23
10 COTTEE ROAD TRUGANINA VIC 3029	\$810,000	17-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: 19 March 2024



**1616 VOYAGER BOULEVARD  
 TARNEIT VIC 3029**

 4  3  2

Sold Price

<sup>RS</sup> **\$832,000**

Sold Date **09-Nov-23**

Distance **1.71km**



**35 STUBBERFIELD ROAD TARNEIT  
 VIC 3029**

 4  2  2

Sold Price

**\$835,000**

Sold Date **16-Oct-23**

Distance **2.11km**



**10 COTTEE ROAD TRUGANINA VIC  
 3029**

 4  2  2

Sold Price

**\$810,000**

Sold Date **17-Dec-23**

Distance **4.99km**

RS = Recent sale

UN = Undisclosed Sale

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