

## 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

27 RAMBLER BOULEVARD 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

\$779,000

&

\$819,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$369,750

Property type

Land

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

7 STOUT STREET TARNEIT VIC 3029	\$810,000	14-Sep-23
8 TROPHY DRIVE TARNEIT VIC 3029	\$780,000	20-Dec-23
23 WARDELL STREET TARNEIT VIC 3029	\$795,000	11-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: 10 January 2024



**7 STOUT STREET TARNEIT VIC 3029**

4 2 2

Sold Price **\$810,000** Sold Date **14-Sep-23**

Distance **0.76km**



**8 TROPHY DRIVE TARNEIT VIC 3029**

4 2 2

Sold Price <sup>RS</sup> **\$780,000** Sold Date **20-Dec-23**

Distance **1.48km**



**23 WARDELL STREET TARNEIT VIC 3029**

4 3 2

Sold Price <sup>RS</sup> **\$795,000** Sold Date **11-Oct-23**

Distance **1.78km**

RS = Recent sale      UN = Undisclosed Sale

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