# 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

4 PAULINE WAY TARNEIT VIC 3029

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$595,000	&	\$615,000
Median sale price				
(*Delete house or unit as applicable)				
	[			_

Median Price	\$650,000	Prop	erty type	House		House		Suburb	Tarneit
Period-from	01 Mar 2023	to	29 Feb 2	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
28 PAULINE WAY TARNEIT VIC 3029	\$647,000	16-Jul-23
31 AGATE DRIVE TARNEIT VIC 3029	\$640,000	30-Oct-23
8 GOLD STREET TARNEIT VIC 3029	\$651,000	17-May-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: 06 March 2024



consumer.vic.gov.au



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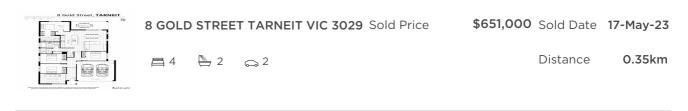
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_	28 PAU 3029	JLINE W	AY TARNEIT VIC	Sold Price	\$647,000	Sold Date	16-Jul-23
BELLENSE	昌 4	2	⇔ 2			Distance	0.09km
B							



31 AGA 3029		VE TARNEIT VIC	Sold Price	\$640,000	Sold Date	30-Oct-23
<b>a</b> 4	2	<sub>ක</sub> 2			Distance	0.16km





16 TOURMALINE STREET TARNEIT VIC 3029			IE STREET TARNEIT	Sold Price	\$750,000	Sold Date	16-Sep-23
		È 2	ç⊋ 2			Distance	0.28km



15 NORTHBRIDGE DRIVE TARNEIT VIC 3029			Sold Price	\$640,111	Sold Date	20-Apr-23
昌 4	2	<b>⇔</b> 2			Distance	0.34km

RS = Recent sale UN = Undisclosed Sale

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