

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

5 CLEAR DRIVE 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

\$759,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2023

to

31 May 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

8 CUCKOO WAY TARNEIT VIC 3029	\$785,000	28-Feb-24
104 LANSLOWNE PARADE TARNEIT VIC 3029	\$761,000	15-Apr-24
23 WELDON STREET TARNEIT VIC 3029	\$750,000	13-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: 26 June 2024



Sales Local Expertz

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8 CUCKOO WAY TARNEIT VIC 3029

4 3 2

Sold Price

\$785,000

Sold Date **28-Feb-24**

Distance **2.03km**



**104 LANSDOWNE PARADE
TARNEIT VIC 3029**

4 2 2

Sold Price

\$761,000

Sold Date **15-Apr-24**

Distance **0.83km**



23 WELDON STREET TARNEIT VIC 3029

4 2 2

Sold Price

\$750,000

Sold Date **13-Feb-24**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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