

## 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 PARKLEA WAY 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

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2022

to

31 Aug 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

3 REBECCA PROMENADE TARNEIT VIC 3029	\$805,000	05-Aug-23
8 MINTARRA ROAD TARNEIT VIC 3029	\$840,000	29-Jun-23
126 BADEN POWELL DRIVE TARNEIT VIC 3029	-	15-Aug-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: 27 September 2023



**3 REBECCA PROMENADE TARNEIT VIC 3029**

4 2 2

Sold Price

<sup>RS</sup> **\$805,000**

Sold Date **05-Aug-23**

Distance **0.32km**



**8 MINTARRA ROAD TARNEIT VIC 3029**

4 2 2

Sold Price

**\$840,000**

Sold Date **29-Jun-23**

Distance **1.66km**



**126 BADEN POWELL DRIVE TARNEIT VIC 3029**

4 2 2

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date **15-Aug-23**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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