

## 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

51 KAREN ROAD 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

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

9 SHADDOCK STREET TARNEIT VIC 3029	\$600,000	21-Mar-23
13 BULL ROAD TARNEIT VIC 3029	\$614,000	14-Sep-23
2 MELOGOLD CRESCENT TARNEIT VIC 3029	\$594,000	09-Dec-22

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: 05 June 2024



**9 SHADDOCK STREET TARNEIT VIC 3029**

🏠 3 🛏 2 🚗 2

Sold Price

**\$600,000**

Sold Date

**21-Mar-23**

Distance

**0.6km**



**13 BULL ROAD TARNEIT VIC 3029**

🏠 3 🛏 2 🚗 2

Sold Price

**\$614,000**

Sold Date

**14-Sep-23**

Distance

**0.85km**



**2 MELOGOLD CRESCENT TARNEIT VIC 3029**

🏠 3 🛏 2 🚗 2

Sold Price

**\$594,000**

Sold Date

**09-Dec-22**

Distance

**0.56km**



**13 SHADDOCK STREET TARNEIT VIC 3029**

🏠 3 🛏 2 🚗 2

Sold Price

**\$600,000**

Sold Date

**06-Jan-24**

Distance

**0.61km**



**7 SHANKAR ROAD TARNEIT VIC 3029**

🏠 3 🛏 2 🚗 2

Sold Price

**\$633,000**

Sold Date

**03-Sep-23**

Distance

**1.1km**

RS = Recent sale

UN = Undisclosed Sale

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