

## 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

53 EDITH STREET 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

\$995,000

&

\$1,075,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2023

to

31 Mar 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

2 LIFE STREET TARNEIT VIC 3029	\$1,090,000	22-Jan-24
18 BULBINE STREET TARNEIT VIC 3029	\$1,012,500	13-Feb-24
40 EDITH STREET TARNEIT VIC 3029	\$960,000	16-Jan-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: 23 April 2024



**2 LIFE STREET TARNEIT VIC 3029**

Sold Price

**\$1,090,000**

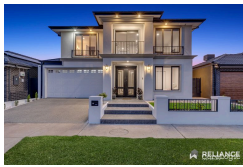
Sold Date

**22-Jan-24**

 4  5  2

Distance

**2.78km**



**18 BULBINE STREET TARNEIT VIC 3029**

Sold Price

**\$1,012,500**

Sold Date

**13-Feb-24**

 5  4  2

Distance

**1.3km**



**40 EDITH STREET TARNEIT VIC 3029**

Sold Price

**\$960,000**

Sold Date

**16-Jan-24**

 4  4  2

Distance

**0.1km**

RS = Recent sale

UN = Undisclosed Sale

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