

## 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

6 ARDHA 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

\$570,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2022

to

30 Jun 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

6 FINN WAY TARNEIT VIC 3029	\$584,000	10-Mar-23
12 LAHORE CLOSE MOUNT COTTRELL VIC 3024	\$572,000	27-Mar-23
29 RESPECT WAY TARNEIT VIC 3029	\$557,500	06-Apr-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: 19 July 2023



**6 FINN WAY TARNEIT VIC 3029**

Sold Price

**\$584,000**

Sold Date

**10-Mar-23**

3 2 1

Distance

**1.33km**



**12 LAHORE CLOSE MOUNT  
COTTRELL VIC 3024**

Sold Price

**\$572,000**

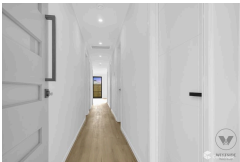
Sold Date

**27-Mar-23**

3 2 1

Distance

**1.66km**



**29 RESPECT WAY TARNEIT VIC  
3029**

Sold Price

**\$557,500**

Sold Date

**06-Apr-23**

3 2 1

Distance

**1.57km**

RS = Recent sale

UN = Undisclosed Sale

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