

## 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

7 WELDON 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

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

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

21 FRUIT STREET TARNEIT VIC 3029	\$459,900	26-Apr-24
62 RIVELLA CIRCUIT TARNEIT VIC 3029	\$475,000	25-Jun-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

# Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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**21 FRUIT STREET TARNEIT VIC  
3029**

Sold Price

**\$459,900**

Sold Date

**26-Apr-24**

 4  2  2

Distance

**1.37km**



**62 RIVELLA CIRCUIT TARNEIT VIC  
3029**

Sold Price

RS

**\$475,000**

Sold Date

**25-Jun-24**

 -  -  -

Distance

**0.83km**

RS = Recent sale

UN = Undisclosed Sale

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