

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

8 KARDAK STREET TARNEIT VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

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

3 TUSK LANE TARNEIT VIC 3029	\$570,000	04-Apr-24
7 EDIFICE DRIVE TARNEIT VIC 3029	\$577,000	04-May-24
9 EDIFICE DRIVE TARNEIT VIC 3029	\$560,000	18-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: 13 June 2024



3 TUSK LANE TARNEIT VIC 3029

Sold Price **\$570,000** Sold Date **04-Apr-24**

3 2 1

Distance **0.18km**



7 EDIFICE DRIVE TARNEIT VIC 3029

Sold Price **\$577,000** Sold Date **04-May-24**

3 2 1

Distance **1.02km**



9 EDIFICE DRIVE TARNEIT VIC 3029

Sold Price **\$560,000** Sold Date **18-Jan-24**

3 2 1

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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