

## 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

862 TARNEIT 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

\$590,000

&

\$629,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2022

to

31 Aug 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

9 DIRECTION DRIVE TARNEIT VIC 3029	\$590,000	18-Jul-23
12 HOWE STREET TARNEIT VIC 3029	\$600,000	15-Jul-23
31 ISABELLA WAY TARNEIT VIC 3029	\$612,500	05-Jul-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: 12 September 2023


**9 DIRECTION DRIVE TARNEIT VIC 3029**
 3
  2
  2

Sold Price

**\$590,000**

Sold Date

**18-Jul-23**

Distance

**0.69km**
**12 HOWE STREET TARNEIT VIC 3029**
 3
  2
  2

Sold Price

**\$600,000**

Sold Date

**15-Jul-23**

Distance

**1.2km**
**31 ISABELLA WAY TARNEIT VIC 3029**
 3
  2
  2

Sold Price

**\$612,500**

Sold Date

**05-Jul-23**

Distance

**1.53km**
**28 LAMINGTON DRIVE TARNEIT VIC 3029**
 3
  2
  2

Sold Price

**\$650,000**

Sold Date

**03-Jul-23**

Distance

**1.5km**

RS = Recent sale

UN = Undisclosed Sale

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