

## 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

87 PENROSE PROMENADE 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

\$779,000

&

\$829,000

### 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 APPLGATE CRESCENT TARNEIT VIC 3029	\$835,000	25-Aug-23
36 ELSMORE STREET TARNEIT VIC 3029	\$800,000	05-May-23
7 MAINTOP WAY TARNEIT VIC 3029	\$788,000	28-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: 07 September 2023



**9 APPLGATE CRESCENT TARNEIT VIC 3029** Sold Price

<sup>RS</sup> **\$835,000** Sold Date **25-Aug-23**

 4  2  2

Distance **0.84km**



**36 ELSMORE STREET TARNEIT VIC 3029** Sold Price

**\$800,000** Sold Date **05-May-23**

 4  2  2

Distance **0.64km**



**7 MAINTOP WAY TARNEIT VIC 3029** Sold Price

<sup>RS</sup> **\$788,000** Sold Date **28-Jul-23**

 4  2  2

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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