

## 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

11 ORNAMENT AVENUE 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

\$640,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2023

to

30 Jun 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

22 ELOQUENCE ROAD TARNEIT VIC 3029	\$625,000	19-Dec-23
4 STODART STREET TARNEIT VIC 3029	\$352,800	12-Apr-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: 03 July 2024



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**22 ELOQUENCE ROAD TARNEIT  
VIC 3029**

Sold Price

**\$625,000**

Sold Date

**19-Dec-23**

- - -

Distance

**0.33km**



**4 STODART STREET TARNEIT VIC  
3029**

Sold Price

**\$352,800**

Sold Date

**12-Apr-24**

4 2 -

Distance

**0.74km**

RS = Recent sale

UN = Undisclosed Sale

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