

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

Lot 158 Paradoxa Dr 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

\$359,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Tarneit

Period-from

01 May 2023

to

30 Apr 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

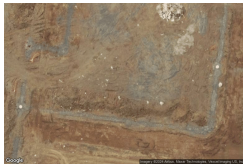
Date of sale

LOT 1238 KRANZ ROAD TARNEIT VIC 3029	\$343,500	10-May-23
13 HUSK ROAD TARNEIT VIC 3029	\$315,000	15-Jan-23
16 HERBAGE DRIVE TARNEIT VIC 3029	\$360,000	27-Mar-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: 25 May 2024



**LOT 1238 KRANZ ROAD TARNEIT
VIC 3029**

Sold Price

\$343,500

Sold Date

10-May-23



Distance

0.45km



13 HUSK ROAD TARNEIT VIC 3029

Sold Price

\$315,000

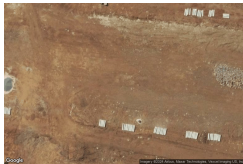
Sold Date

15-Jan-23



Distance

0.53km



**16 HERBAGE DRIVE TARNEIT VIC
3029**

Sold Price

\$360,000

Sold Date

27-Mar-23



Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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