

# 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 1065 Leakes 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 \$780,000 & \$830,000

### Median sale price

Median price \$650,000 Property type *House* Suburb Tarneit

Period - From 17/06/2023 to 16/06/2024 Source REIV

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
16 Elaine street, Tarneit, Vic 3029	\$825,000	18 Apr 2024
21 Thurston Avenue, Tarneit, Vic 3029	\$810,000	15 Mar 2024
57 Laflin Avenue, Tarneit, Vic 3029	\$850,000	09 Feb 2024
35 Stubberfield Road, Tarneit, Vic 3029	\$835,000	27 Nov 2023
18 Stambridge Street, Tarneit, Vic 3029	\$850,000	17 Jun 2024
17 Frolic Street, Tarneit, Vic 3029	\$806,700	20 Jun 2024

This Statement of Information was prepared on: 25/06/2024