

## 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

49 ROSE GRANGE BOULEVARD 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

\$719,999

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2024

to

28 Feb 2025

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

8 ROSAMOND AVENUE TARNEIT VIC 3029	\$730,000	17-Sep-24
49 BADEN POWELL DRIVE TARNEIT VIC 3029	\$696,000	19-Oct-24
8 CHLORIS COURT TARNEIT VIC 3029	\$676,000	12-Oct-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: 04 March 2025



## 8 ROSAMOND AVENUE TARNEIT VIC 3029

4 2 -

Sold Price **\$730,000** Sold Date **17-Sep-24**

Distance **0.04km**



## 49 BADEN POWELL DRIVE TARNEIT VIC 3029

3 2 2

Sold Price **\$696,000** Sold Date **19-Oct-24**

Distance **0.4km**



## 8 CHLORIS COURT TARNEIT VIC 3029

4 2 -

Sold Price **\$676,000** Sold Date **12-Oct-24**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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