

## 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

18/27 TURVA AVENUE TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$399,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Jan 2023

to

31 Dec 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

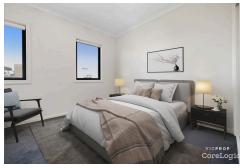
Date of sale

27/27 TURVA AVENUE TARNEIT VIC 3029	\$400,000	15-Nov-23
2/22 TABLELAND ROAD TARNEIT VIC 3029	\$420,000	07-Aug-23
18/151-167 BETHANY ROAD HOPPERS CROSSING VIC 3029	\$382,300	15-Dec-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: 31 January 2024


**27/27 TURVA AVENUE TARNEIT  
VIC 3029**

 2
  1
  1

Sold Price

**\$400,000**

Sold Date

**15-Nov-23**

Distance

**0.03km**

**2/22 TABLELAND ROAD TARNEIT  
VIC 3029**

 2
  2
  1

Sold Price

**\$420,000**

Sold Date

**07-Aug-23**

Distance

**0.44km**

**18/151-167 BETHANY ROAD  
HOPPERS CROSSING VIC 3029**

 2
  1
  2

Sold Price

<sup>RS</sup> **\$382,300**

Sold Date

**15-Dec-23**

Distance

**1.8km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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