

## 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

2 POLLY PARADE 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

\$579,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Tarneit

Period-from

01 Dec 2021

to

30 Nov 2022

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 4 RISING SUN PARADE TARNEIT VIC 3029   | \$590,000 | 22-Feb-22 |
| 14 MENDOCINO CRESCENT TARNEIT VIC 3029 | \$620,000 | 21-Apr-22 |
| 11 AMARA STREET TARNEIT VIC 3029       | \$600,000 | 30-Sep-22 |

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: 01 December 2022



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**4 RISING SUN PARADE TARNEIT VIC 3029**

4 2 1

Sold Price

**\$590,000**

Sold Date

**22-Feb-22**

Distance

**2.48km**



**14 MENDOCINO CRESCENT TARNEIT VIC 3029**

4 2 1

Sold Price

**\$620,000**

Sold Date

**21-Apr-22**

Distance

**4.22km**



**11 AMARA STREET TARNEIT VIC 3029**

4 2 1

Sold Price

**\$600,000**

Sold Date

**30-Sep-22**

Distance

**4.59km**

RS = Recent sale

UN = Undisclosed Sale

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