

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

9 KAMALA DRIVE 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

or range
between

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2024

to

31 Mar 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

| | | |
|------------------------------------|-----------|-----------|
| 9 OWLET STREET TARNEIT VIC 3029 | \$566,000 | 27-Jan-25 |
| 6 HUSTLING STREET TARNEIT VIC 3029 | \$649,900 | 24-Feb-25 |
| 24 ALISTER GROVE TARNEIT VIC 3029 | \$590,000 | 10-Feb-25 |

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: 07 April 2025

Jake Wang

P 03 9118 0377

M 0488889158

E jwang@areaspecialist.com.au



**9 OWLET STREET TARNEIT VIC
3029**

Sold Price

\$566,000

Sold Date

27-Jan-25

 4  2  1

Distance

0.87km



**6 HUSTLING STREET TARNEIT VIC
3029**

Sold Price

\$649,900

Sold Date

24-Feb-25

 4  2  2

Distance

0.29km



**24 ALISTER GROVE TARNEIT VIC
3029**

Sold Price

\$590,000

Sold Date

10-Feb-25

 3  2  2

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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