

## 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

22 NYMAN CIRCUIT 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

\$870,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

Suburb

Tarneit

Period-from

01 Oct 2023

to

30 Sep 2024

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

2 CLEOPATRA STREET TARNEIT VIC 3029	\$920,000	18-Dec-23
83 CENTURION AVENUE TARNEIT VIC 3029	\$905,000	30-Jan-24
44 HOLSTEIN CRESCENT TARNEIT VIC 3029	\$960,000	05-Mar-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: 18 October 2024



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**2 CLEOPATRA STREET TARNEIT  
VIC 3029**

5 3 -

Sold Price **\$920,000** Sold Date **18-Dec-23**

Distance **2.33km**



**83 CENTURION AVENUE TARNEIT  
VIC 3029**

4 2 2

Sold Price **\$905,000** Sold Date **30-Jan-24**

Distance **1.46km**



**44 HOLSTEIN CRESCENT TARNEIT  
VIC 3029**

4 2 2

Sold Price **\$960,000** Sold Date **05-Mar-24**

Distance **2.78km**

RS = Recent sale      UN = Undisclosed Sale

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