

## 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

27 ELAINE STREET 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

\$390,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,600

Property type

House

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

5 ELAINE STREET TARNEIT VIC 3029	\$402,000	12-Jan-24
16 CABANDA ROAD TARNEIT VIC 3029	\$400,000	31-Jul-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: 14 October 2024

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**5 ELAINE STREET TARNEIT VIC  
3029**

Sold Price

**\$402,000**

Sold Date

**12-Jan-24**

 4  3  -

Distance

**0.14km**



**16 CABANDA ROAD TARNEIT VIC  
3029**

Sold Price

**\$400,000**

Sold Date

**31-Jul-24**

 4  2  -

Distance

**0.22km**

RS = Recent sale

UN = Undisclosed Sale

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