

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

4 AARON ROAD 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2023

to

31 Oct 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

7 VENETIAN WAY TARNEIT VIC 3029	\$579,000	05-Sep-24
7 FESTIVITY STREET TARNEIT VIC 3029	\$580,000	03-Jul-24
19 SERENGETI CIRCUIT TARNEIT VIC 3029	\$565,000	25-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: 26 November 2024



7 VENETIAN WAY TARNEIT VIC 3029

 3  2  1

Sold Price

\$579,000

Sold Date

05-Sep-24

Distance

0.85km



7 FESTIVITY STREET TARNEIT VIC 3029

 3  2  2

Sold Price

\$580,000

Sold Date

03-Jul-24

Distance

1.34km



19 SERENGETI CIRCUIT TARNEIT VIC 3029

 3  2  2

Sold Price

\$565,000

Sold Date

25-Jul-24

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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