

## 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

3 AZURE DRIVE 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

\$880,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2023

to

31 May 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 35 RAINBOW WAY TARNEIT VIC 3029      | \$1,000,000 | 24-Apr-24 |
| 25 RIVER RUN DRIVE WERRIBEE VIC 3030 | \$960,000   | 29-Jan-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: 21 June 2024



**35 RAINBOW WAY TARNEIT VIC 3029**

Sold Price **\$1,000,000** Sold Date **24-Apr-24**

5 2 2

Distance **2.45km**



**25 RIVER RUN DRIVE WERRIBEE VIC 3030**

Sold Price **\$960,000** Sold Date **29-Jan-24**

5 2 2

Distance **3.07km**

RS = Recent sale

UN = Undisclosed Sale

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