

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 Hilda Street, Tarneit Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$470,000 & \$510,000

Median sale price

Median price \$655,000 Property Type House Suburb Tarneit

Period - From 01/10/2024 to 31/12/2024 Source REIV

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 six 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 |
|---|--------------------------------|-----------|--------------|
| 1 | 3 Babaco St TARNEIT 3029 | \$510,000 | 31/01/2025 |
| 2 | 9B Larissa St TARNEIT 3029 | \$500,000 | 30/11/2024 |
| 3 | 20b Caraleena Dr TARNEIT 3029 | \$470,000 | 26/11/2024 |

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 six months.~~

This Statement of Information was prepared on:

05/02/2025 13:45

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Indicative Selling Price

\$470,000 - \$510,000

Median House Price

December quarter 2024: \$655,000



 3  2  2

Property Type: House (Res)

Land Size: 263 sqm approx

Agent Comments

Comparable Properties



3 Babaco St TARNEIT 3029 (REI)

Agent Comments

 3  2  1

Price: \$510,000

Method: Private Sale

Date: 31/01/2025

Property Type: House

Land Size: 143 sqm approx



9B Larissa St TARNEIT 3029 (REI)

Agent Comments

 3  2  1

Price: \$500,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)



20b Caraleena Dr TARNEIT 3029 (REI/VG)

Agent Comments

 3  2  1

Price: \$470,000

Method: Private Sale

Date: 26/11/2024

Property Type: House

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067