

## 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

7 CLAIRE WAY TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2023

to

31 Mar 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

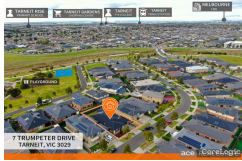
Date of sale

7 TRUMPETER DRIVE TARNEIT VIC 3029	\$680,000	22-Nov-23
18 CARBINE AVENUE TARNEIT VIC 3029	\$675,000	05-Apr-24
50 CLOVERDALE ROAD TARNEIT VIC 3029	\$660,000	29-Feb-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: 12 April 2024



## 7 TRUMPETER DRIVE TARNEIT VIC 3029

Sold Price

**\$680,000**

Sold Date

**22-Nov-23**



4



2



2

Distance

**0.89km**



## 18 CARBINE AVENUE TARNEIT VIC 3029

Sold Price

<sup>RS</sup> **\$675,000**

Sold Date

**05-Apr-24**



4



2



2

Distance

**1.56km**



## 50 CLOVERDALE ROAD TARNEIT VIC 3029

Sold Price

**\$660,000**

Sold Date

**29-Feb-24**



4



2



2

Distance

**1.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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