

## 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

6 KINDRED 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

\$530,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2023

to

29 Feb 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

9 EDIFICE DRIVE TARNEIT VIC 3029	\$560,000	18-Jan-24
14 SPREE STREET TARNEIT VIC 3029	\$545,000	16-Feb-24
12 SPREE STREET TARNEIT VIC 3029	\$525,000	05-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: 26 March 2024



## 9 EDIFICE DRIVE TARNEIT VIC 3029

3 2 1

Sold Price **\$560,000** Sold Date **18-Jan-24**

Distance **0.11km**



## 14 SPREE STREET TARNEIT VIC 3029

3 2 1

Sold Price <sup>RS</sup> **\$545,000** Sold Date **16-Feb-24**

Distance **0.47km**



## 12 SPREE STREET TARNEIT VIC 3029

3 2 1

Sold Price **\$525,000** Sold Date **05-Jan-24**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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