

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

39 OBSIDIAN AVENUE 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

\$649,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2022

to

31 Jan 2023

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

19 BASSENDEAN COURT TARNEIT VIC 3029	\$655,000	13-Dec-22
803 LEAKES ROAD TARNEIT VIC 3029	\$650,000	15-Dec-22
112 CROSSWAY AVENUE TARNEIT VIC 3029	\$675,000	30-Nov-22

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 February 2023



19 BASSENDEAN COURT TARNEIT VIC 3029

Sold Price

\$655,000

Sold Date

13-Dec-22

 4  2  2

Distance

1.87km



803 LEAKES ROAD TARNEIT VIC 3029

Sold Price

\$650,000

Sold Date

15-Dec-22

 4  2  2

Distance

1.94km



112 CROSSWAY AVENUE TARNEIT VIC 3029

Sold Price

\$675,000

Sold Date

30-Nov-22

 4  2  2

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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