

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

4 CEREMONY DRIVE 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

\$670,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Tarneit

Period-from

01 Dec 2023

to

30 Nov 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

| | | |
|-----------------------------------------|-----------|-----------|
| 6 STUBBERFIELD ROAD TARNEIT VIC 3029 | \$675,000 | 26-Jul-24 |
| LOT 2014 APORTA AVENUE TARNEIT VIC 3029 | \$670,000 | 11-Nov-24 |
| 20 TRAVERSE AVENUE TARNEIT VIC 3029 | \$685,000 | 26-Jul-24 |

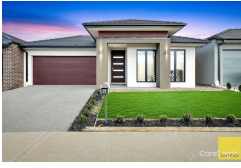
OR

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: 04 December 2024



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**6 STUBBERFIELD ROAD TARNEIT
VIC 3029**

4 2 2

Sold Price **\$675,000** Sold Date **26-Jul-24**

Distance **0.46km**



**LOT 2014 APORTA AVENUE
TARNEIT VIC 3029**

4 2 2

Sold Price ^{RS} **\$670,000** ^{UN} Sold Date **11-Nov-24**

Distance **0.74km**



**20 TRAVERSE AVENUE TARNEIT
VIC 3029**

4 2 2

Sold Price **\$685,000** Sold Date **26-Jul-24**

Distance **0.59km**

RS = Recent sale UN = Undisclosed Sale

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