

## 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

16 WADE STREET TARNEIT VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$830,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2021

to

31 Oct 2022

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 15 JOURNEY DRIVE TARNEIT VIC 3029     | \$823,000 | 09-Aug-22 |
| 17 APPLGATE CRESCENT TARNEIT VIC 3029 | \$832,000 | 08-Aug-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: 14 November 2022



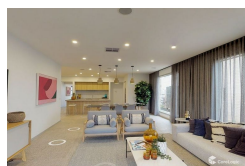
**Real Estate**

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**15 JOURNEY DRIVE TARNEIT VIC 3029**

Sold Price

**\$823,000**

Sold Date **09-Aug-22**

4 2 2

Distance **0.56km**



**17 APPLEGATE CRESCENT  
TARNEIT VIC 3029**

Sold Price

**\$832,000**

Sold Date **08-Aug-22**

4 2 4

Distance **1.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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