

## 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

48 CHLORINDA ROAD 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

\$575,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2022

to

31 May 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 3 FELICITY DRIVE TARNEIT VIC 3029     | \$568,000 | 15-Mar-23 |
| 4 HILLCREST PARADE TARNEIT VIC 3029   | \$610,000 | 01-May-23 |
| 10 WONDERBOOM AVENUE TARNEIT VIC 3029 | \$625,000 | 20-Apr-23 |

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: 16 June 2023



### 3 FELICITY DRIVE TARNEIT VIC 3029

 3
  2
  2

Sold Price

**\$568,000**

Sold Date

**15-Mar-23**

Distance

**1.08km**


### 4 HILLCREST PARADE TARNEIT VIC 3029

 3
  2
  2

Sold Price

**\$610,000**

Sold Date

**01-May-23**

Distance

**1.12km**


### 10 WONDERBOOM AVENUE TARNEIT VIC 3029

 3
  2
  2

Sold Price

**\$625,000**

Sold Date

**20-Apr-23**

Distance

**1.04km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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