

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

5 TRAYNOR STREET 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

\$680,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

Suburb

Tarneit

Period-from

01 Oct 2023

to

30 Sep 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

11 TRAYNOR STREET TARNEIT VIC 3029	\$704,000	27-Jun-24
16 ARNISON ROAD TARNEIT VIC 3029	\$680,000	29-Jun-24
47 ORNAMENT AVENUE TARNEIT VIC 3029	\$680,000	02-Sep-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: 12 October 2024



11 TRAYNOR STREET TARNEIT VIC 3029

4 2 -

Sold Price

\$704,000

Sold Date

27-Jun-24

Distance

0.04km



16 ARNISON ROAD TARNEIT VIC 3029

4 2 2

Sold Price

\$680,000

Sold Date

29-Jun-24

Distance

0.07km



47 ORNAMENT AVENUE TARNEIT VIC 3029

4 2 2

Sold Price

^{RS} **\$680,000**

Sold Date

02-Sep-24

Distance

0.95km



9 NATURE ROAD TARNEIT VIC 3029

4 2 2

Sold Price

\$682,500

Sold Date

16-May-24

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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