

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

1 FAMILY 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

\$940,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$641,000

Property type

House

Suburb

Tarneit

Period-from

01 Jan 2024

to

31 Dec 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

3 STAMBRIDGE STREET TARNEIT VIC 3029	\$927,000	20-Dec-24
8 TOUCAN ROAD TARNEIT VIC 3029	\$945,000	18-Dec-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.

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**3 STAMBRIDGE STREET TARNEIT
VIC 3029**

 4  3  2

Sold Price ^{RS} **\$927,000** ^{UN} Sold Date **20-Dec-24**

Distance **1.52km**

**8 TOUCAN ROAD TARNEIT VIC
3029**

 4  3  2

Sold Price **\$945,000** Sold Date **18-Dec-24**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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