

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

7 DIRECTION 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

\$589,000

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2024

to

28 Feb 2025

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 TUITION DRIVE TARNEIT VIC 3029	\$601,000	23-Oct-24
37 FRONTIER CIRCUIT TARNEIT VIC 3029	\$600,000	10-Oct-24
8 BOOTH STREET TARNEIT VIC 3029	\$620,000	10-Jan-25

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: 13 March 2025



3 TUITION DRIVE TARNEIT VIC 3029

3 2 2

Sold Price **\$601,000** Sold Date **23-Oct-24**

Distance **0.44km**

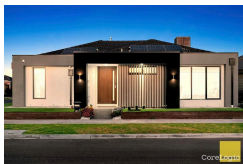


37 FRONTIER CIRCUIT TARNEIT VIC 3029

3 2 2

Sold Price **\$600,000** Sold Date **10-Oct-24**

Distance **0.5km**



8 BOOTH STREET TARNEIT VIC 3029

3 2 2

Sold Price **\$620,000** Sold Date **10-Jan-25**

Distance **0.83km**



9 FRIEND WAY TARNEIT VIC 3029

3 2 2

Sold Price **\$604,500** Sold Date **03-Jan-25**

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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