

# 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 64 Edmund Drive, Tarneit, VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$920,000

&

\$970,000

### Median sale price

Median price

\$645,000

Property Type

House

Suburb

Tarneit (3029)

Period - From

01/02/2022

to

31/01/2023

Source

Corelogic

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 ISDELL STREET, TARNEIT VIC 3029     | \$945,000 | 09/01/2023   |
| 19 APPLGATE CRESCENT, TARNEIT VIC 3029 | \$940,000 | 29/09/2022   |
| 35 AMSTERDAM AVENUE, TARNEIT VIC 3029  | \$877,500 | 29/09/2022   |

This Statement of Information was prepared on: 28/02/2023

