

## 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

25 MANNING CIRCUIT TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2021

to

31 Aug 2022

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 REBECCA PROMENADE TARNEIT VIC 3029 | \$715,000 | 16-Oct-21 |
| 3 MIST WAY TARNEIT VIC 3029          | \$700,000 | 15-Jun-22 |
| 5 WATAGAN STREET TARNEIT VIC 3029    | \$713,000 | 20-Sep-21 |

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: 15 September 2022



**3 REBECCA PROMENADE TARNEIT VIC 3029** Sold Price **\$715,000** Sold Date **16-Oct-21**

 4  2  3

Distance **0.43km**



**3 MIST WAY TARNEIT VIC 3029** Sold Price **\$700,000** Sold Date **15-Jun-22**

 4  2  2

Distance **0.46km**



**5 WATAGAN STREET TARNEIT VIC 3029** Sold Price **\$713,000** Sold Date **20-Sep-21**

 4  2  2

Distance **0.45km**

RS = Recent sale UN = Undisclosed Sale

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