

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

23 EBB 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$351,000

Property type

Land

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

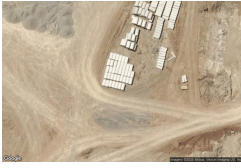
Date of sale

24 VERDAY BOULEVARD TARNEIT VIC 3029	\$449,900	11-Sep-23
9 FOLIAGE DRIVE TARNEIT VIC 3029	\$450,900	06-Oct-23
21 FRUIT STREET TARNEIT VIC 3029	\$459,900	26-Apr-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: 21 January 2025



24 VERDAY BOULEVARD TARNEIT VIC 3029

Sold Price **\$449,900** Sold Date **11-Sep-23**

- - -

Distance **0.13km**



9 FOLIAGE DRIVE TARNEIT VIC 3029

Sold Price **\$450,900** Sold Date **06-Oct-23**

- - -

Distance **0.21km**



21 FRUIT STREET TARNEIT VIC 3029

Sold Price **\$459,900** Sold Date **26-Apr-24**

4 2 2

Distance **0.19km**

RS = Recent sale UN = Undisclosed Sale

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