

## 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

36 Winona 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

\$625,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$566,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2020

to

31 Mar 2021

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 18 Granya Street Tarneit VIC 3029    | \$656,000 | 23-Nov-20 |
| 71 Crossway Avenue Tarneit VIC 3029  | \$625,000 | 27-Jan-21 |
| 50 Poplar Boulevard Tarneit VIC 3029 | \$645,000 | 20-Oct-20 |

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: 06 April 2021



**18 Granya Street Tarneit VIC 3029**

Sold Price

**\$656,000**

Sold Date

**23-Nov-20**



4



2



2

Distance

**0.24km**



**71 Crossway Avenue Tarneit VIC 3029**

Sold Price

**\$625,000**

Sold Date

**27-Jan-21**



4



2



2

Distance

**0.3km**



**50 Poplar Boulevard Tarneit VIC 3029**

Sold Price

**\$645,000**

Sold Date

**20-Oct-20**



4



2



2

Distance

**0.37km**

RS = Recent sale

UN = Undisclosed Sale

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