

## 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

51 KAREN ROAD 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

\$560,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2023

to

31 Aug 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

6 RESPECT WAY TARNEIT VIC 3029	\$570,000	04-Feb-24
37 FALU PARADE TARNEIT VIC 3029	\$587,500	13-Sep-23
11 SPREE STREET TARNEIT VIC 3029	\$575,000	22-Mar-23

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 September 2024



**6 RESPECT WAY TARNEIT VIC 3029**

3 2 2

Sold Price

**\$570,000**

Sold Date **04-Feb-24**

Distance

**0.13km**



**37 FALU PARADE TARNEIT VIC 3029**

3 2 2

Sold Price

**\$587,500**

Sold Date **13-Sep-23**

Distance

**0.24km**



**11 SPREE STREET TARNEIT VIC 3029**

3 2 2

Sold Price

**\$575,000**

Sold Date **22-Mar-23**

Distance

**0.32km**



**9 SPREE STREET TARNEIT VIC 3029**

3 2 2

Sold Price

**\$565,000**

Sold Date **18-Dec-23**

Distance

**0.32km**

RS = Recent sale

UN = Undisclosed Sale

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