

## 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 PAPRIKA WAY 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

\$1,320,000

&

\$1,360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,000

Property type

House

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

11 RAINONE PLACE TARNEIT VIC 3029	\$1,321,000	11-Nov-24
3 HONEYEATER COURT TARNEIT VIC 3029	\$1,310,000	08-Sep-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: 28 January 2025



**11 RAINONE PLACE TARNEIT VIC 3029**

Sold Price

**\$1,321,000**

Sold Date

**11-Nov-24**

 5  5  2

Distance

**1.36km**



**3 HONEYEATER COURT TARNEIT VIC 3029**

Sold Price

**\$1,310,000**

Sold Date

**08-Sep-24**

 5  3  -

Distance

**4.72km**

RS = Recent sale

UN = Undisclosed Sale

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