

## 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

18 MAGENTA WALK 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

\$495,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$426,500

Property type

Unit

Suburb

Tarneit

Period-from

01 Nov 2021

to

31 Oct 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 7 BOSTOCK DRIVE TARNEIT VIC 3029 | \$520,000 | 09-Jun-22 |
| 19 NANKEEN WAY TARNEIT VIC 3029  | \$530,000 | 13-Jul-22 |
|                                  |           |           |

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: 03 November 2022



## 7 BOSTOCK DRIVE TARNEIT VIC 3029

Sold Price

**\$520,000**

Sold Date

**09-Jun-22**

3

2

1

Distance

**0.85km**



## 19 NANKEEN WAY TARNEIT VIC 3029

Sold Price

**\$530,000**

Sold Date

**13-Jul-22**

3

2

1

Distance

**0.29km**

RS = Recent sale

UN = Undisclosed Sale

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