

## 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

16 Obsidian Avenue 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

\$479,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2019

to

31 Oct 2020

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 Yellowstone Road Tarneit VIC 3029	\$460,450	04-May-20
14 Crissa Street Tarneit VIC 3029	\$485,000	08-Oct-20
6 Moondara Street Tarneit VIC 3029	\$475,000	30-Jun-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: 03 November 2020



**6 Yellowstone Road Tarneit VIC 3029**

3 2 1

Sold Price **\$460,450** Sold Date **04-May-20**

Distance **0.4km**



**14 Crissa Street Tarneit VIC 3029**

3 2 2

Sold Price **\$485,000** Sold Date **08-Oct-20**

Distance **1.09km**



**6 Moondara Street Tarneit VIC 3029**

4 2 2

Sold Price **\$475,000** Sold Date **30-Jun-20**

Distance **1.31km**

RS = Recent sale UN = Undisclosed Sale

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