

## 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

4 BOUMA 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

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2022

to

30 Jun 2023

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

8 KAMALA DRIVE TARNEIT VIC 3029	\$625,000	03-May-23
17 WINDOW ROAD TARNEIT VIC 3029	\$575,000	21-Apr-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.

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**8 KAMALA DRIVE TARNEIT VIC 3029**

3 2 2

Sold Price

**\$625,000**

Sold Date **03-May-23**

Distance

**0.9km**



**17 WINDOW ROAD TARNEIT VIC 3029**

3 2 1

Sold Price

**\$575,000**

Sold Date **21-Apr-23**

Distance

**1.43km**

RS = Recent sale

UN = Undisclosed Sale

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