

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

90/27 Turva Avenue Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Jan 2021

to

31 Dec 2021

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

1/11 Navy Street Tarneit VIC 3029	\$457,000	10-Aug-21
2/11 Navy Street Tarneit VIC 3029	\$485,000	09-Dec-21
39/27 Turva Avenue Tarneit VIC 3029	\$450,000	10-Dec-21

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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1/11 Navy Street Tarneit VIC 3029

Sold Price

\$457,000

Sold Date

10-Aug-21



3



2



1

Distance

1.77km



2/11 Navy Street Tarneit VIC 3029

Sold Price

^{RS}

\$485,000

Sold Date

09-Dec-21



3



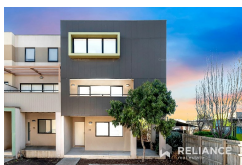
2



2

Distance

1.76km



39/27 Turva Avenue Tarneit VIC 3029

Sold Price

^{RS}

\$450,000

Sold Date

10-Dec-21



3



2



2

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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