

## 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

31 LISTON 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

\$665,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Tarneit

Period-from

01 Dec 2023

to

30 Nov 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

9 ARNISON ROAD TARNEIT VIC 3029	\$685,000	28-May-24
11 ARNISON ROAD TARNEIT VIC 3029	\$685,000	18-Mar-24
18 STODART STREET TARNEIT VIC 3029	\$692,000	04-May-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: 16 December 2024



## 9 ARNISON ROAD TARNEIT VIC 3029

 4  2  2

Sold Price

**\$685,000**

Sold Date **28-May-24**

Distance **0.06km**



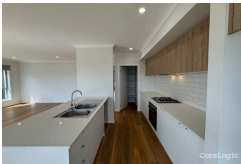
## 11 ARNISON ROAD TARNEIT VIC 3029

 4  2  2

Sold Price

Sold Date **18-Mar-24**

Distance **0.07km**



## 18 STODART STREET TARNEIT VIC 3029

 4  2  2

Sold Price

**\$692,000**

Sold Date **04-May-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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