

## 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

6 STREAMLET BOULEVARD 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

\$730,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2023

to

31 Oct 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 34 MALING ROAD TRUGANINA VIC 3029   | \$769,000 | 14-Aug-24 |
| 14 MERCY STREET TRUGANINA VIC 3029  | \$750,000 | 05-Jul-24 |
| 49 FLANAGAN STREET TARNEIT VIC 3029 | \$745,000 | 27-Jul-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: 07 November 2024



**34 MALING ROAD TRUGANINA VIC 3029** Sold Price

**\$769,000** Sold Date **14-Aug-24**

4 3 2

Distance **2.08km**



**14 MERCY STREET TRUGANINA VIC 3029** Sold Price

**\$750,000** Sold Date **05-Jul-24**

4 2 2

Distance **2.63km**



**49 FLANAGAN STREET TARNEIT VIC 3029** Sold Price

**\$745,000** Sold Date **27-Jul-24**

4 2 2

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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