

## 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

8 TATRA STREET 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

\$379,000

&

\$399,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2023

to

29 Feb 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

3 HUSTLING STREET TARNEIT VIC 3029	\$459,900	21-Feb-24
27 CINNAMARA CIRCUIT TARNEIT VIC 3029	\$452,000	02-Jan-24
90 DAVIS ROAD TARNEIT VIC 3029	\$405,000	23-Nov-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.~~

This Statement of Information was prepared on: 25 March 2024



**3 HUSTLING STREET TARNEIT VIC 3029**

Sold Price **\$459,900** Sold Date **21-Feb-24**

4 4 2

Distance **0.97km**



**27 CINNAMARA CIRCUIT TARNEIT VIC 3029**

Sold Price <sup>RS</sup> **\$452,000** Sold Date **02-Jan-24**

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Distance **1.44km**



**90 DAVIS ROAD TARNEIT VIC 3029**

Sold Price **\$405,000** Sold Date **23-Nov-23**

- - -

Distance **0.34km**

RS = Recent sale      UN = Undisclosed Sale

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