

## 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

9 CABANDA 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

\$345,000

&

\$355,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Other

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

5 FENWICK STREET TARNEIT VIC 3029	\$355,000	12-Mar-24
11 SMETHURST ROAD TARNEIT VIC 3029	\$365,000	15-Jun-24
40 EVERBLOOM CRESCENT TARNEIT VIC 3029	\$355,000	19-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: 19 November 2024



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**5 FENWICK STREET TARNEIT VIC 3029**

Sold Price **\$355,000** Sold Date **12-Mar-24**

3 2 2

Distance **1.21km**



**11 SMETHURST ROAD TARNEIT VIC 3029**

Sold Price **\$365,000** Sold Date **15-Jun-24**

- - -

Distance **1.44km**



**40 EVERBLOOM CRESCENT TARNEIT VIC 3029**

Sold Price **\$355,000** Sold Date **19-Jul-24**

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Distance **3.22km**

RS = Recent sale      UN = Undisclosed Sale

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