

## 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

3 BRUNY DRIVE TARNEIT VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2023

to

30 Jun 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 7 DAMASK DRIVE TARNEIT VIC 3029      | \$700,000 | 05-Apr-24 |
| 34 WICKFORD ROAD TARNEIT VIC 3029    | \$730,000 | 13-Mar-24 |
| 5 BLUE JAY CRESCENT TARNEIT VIC 3029 | \$760,000 | 15-Apr-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: 06 July 2024



## 7 DAMASK DRIVE TARNEIT VIC 3029

Sold Price **\$700,000** Sold Date **05-Apr-24**

3 2 2

Distance **2.09km**



## 34 WICKFORD ROAD TARNEIT VIC 3029

Sold Price **\$730,000** Sold Date **13-Mar-24**

4 2 2

Distance **2.79km**



## 5 BLUE JAY CRESCENT TARNEIT VIC 3029

Sold Price **\$760,000** Sold Date **15-Apr-24**

4 2 -

Distance **2.81km**

RS = Recent sale UN = Undisclosed Sale

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