

## 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

39 ELOQUENCE ROAD 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

\$400,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$352,000

Property type

Land

Suburb

Tarneit

Period-from

01 May 2023

to

30 Apr 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

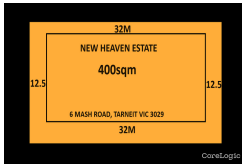
Date of sale

6 MASH ROAD TARNEIT VIC 3029	\$400,000	06-Mar-24
12 FEGENT ROAD TARNEIT VIC 3029	\$430,000	11-Dec-23
LOT 2155 ELOQUENCE ROAD TARNEIT VIC 3029	\$406,000	13-Dec-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: 23 May 2024



**6 MASH ROAD TARNEIT VIC 3029**

Sold Price

**\$400,000**

Sold Date

**06-Mar-24**

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  - 
  -

Distance

**0.08km**



**12 FEGENT ROAD TARNEIT VIC 3029**

Sold Price

**\$430,000**

Sold Date

**11-Dec-23**

 3 
  3 
  1

Distance

**1.36km**



**LOT 2155 ELOQUENCE ROAD  
TARNEIT VIC 3029**

Sold Price

**\$406,000**

Sold Date

**13-Dec-23**

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  -

Distance

**0.07km**

RS = Recent sale

UN = Undisclosed Sale

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