

## 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

24 OBSIDIAN AVENUE 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

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2022

to

28 Feb 2023

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 741A TARNEIT ROAD TARNEIT VIC 3029    | \$700,000 | 04-Oct-22 |
| 4 MIRIMA STREET TARNEIT VIC 3029      | \$711,000 | 01-Apr-22 |
| 35 HARRINGTON AVENUE TARNEIT VIC 3029 | \$690,000 | 14-Apr-22 |

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: 22 March 2023



**741A TARNEIT ROAD TARNEIT VIC 3029**

Sold Price

**\$700,000**

Sold Date

**04-Oct-22**

 4  2  2

Distance

**0.35km**



**4 MIRIMA STREET TARNEIT VIC 3029**

Sold Price

**\$711,000**

Sold Date

**01-Apr-22**

 4  2  2

Distance

**0.92km**



**35 HARRINGTON AVENUE  
TARNEIT VIC 3029**

Sold Price

**\$690,000**

Sold Date

**14-Apr-22**

 4  2  2

Distance

**0.5km**

RS = Recent sale

UN = Undisclosed Sale

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