

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

83/27 TURVA AVENUE TARNEIT VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price or range

between

\$460,000 to

\$490,000

Median sale price

(*Delete house or unit as

applicable) Median Price

\$465,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Jan 2023

to

31 Dec 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

26/27 TURVA AVENUE TARNEIT VIC 3029	\$470,000	15-Aug-23
71/27 TURVA AVENUE TARNEIT VIC 3029	\$500,000	11-Jul-23
34/27 TURVA AVENUE TARNEIT VIC 3029	\$450,000	23-May-23

O

R 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.

B*

This Statement of Information was prepared on: 2nd Feb 2024