

## 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

LOT 156 PARADOXA DRIVE 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

\$643,322

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,000

Property type

Other

Suburb

Tarneit

Period-from

01 Feb 2024

to

31 Jan 2025

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

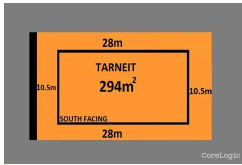
Date of sale

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| LOT 1326 CANDELO WAY TARNEIT VIC 3029 | \$685,000 | 18-Nov-24 |
| 54 DUBLIN STREET TARNEIT VIC 3029     | \$600,000 | 16-Jun-24 |
| 49 TRENTBRIDGE ROAD TARNEIT VIC 3029  | \$600,000 | 01-Aug-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: 04 February 2025



**LOT 1326 CANDELO WAY TARNEIT VIC 3029** Sold Price **\$685,000** Sold Date **18-Nov-24**

3 - -

Distance **1.3km**



**54 DUBLIN STREET TARNEIT VIC 3029** Sold Price **\$600,000** Sold Date **16-Jun-24**

3 2 2

Distance **1.15km**



**49 TRENTBRIDGE ROAD TARNEIT VIC 3029** Sold Price Sold Date **01-Aug-24**

3 2 -

Distance **1.64km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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