

## 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

7 KALARA COURT 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

&

\$749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2022

to

30 Jun 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 16 FIRELIGHT DRIVE TARNEIT VIC 3029   | \$710,000 | 15-Apr-23 |
| 54 FLANAGAN STREET TARNEIT VIC 3029   | \$720,000 | 28-Jun-23 |
| 27 STUBBERFIELD ROAD TARNEIT VIC 3029 | \$739,500 | 06-Apr-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: 06 July 2023



**16 FIRELIGHT DRIVE TARNEIT VIC 3029**

4 2 2

Sold Price

**\$710,000**

Sold Date

**15-Apr-23**

Distance

**0.27km**



**54 FLANAGAN STREET TARNEIT VIC 3029**

4 2 2

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**28-Jun-23**

Distance

**0.83km**



**27 STUBBERFIELD ROAD TARNEIT VIC 3029**

4 2 2

Sold Price

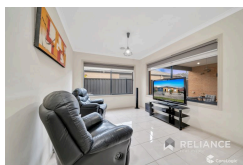
**\$739,500**

Sold Date

**06-Apr-23**

Distance

**0.67km**



**37 CAMELOT DRIVE TARNEIT VIC 3029**

4 2 2

Sold Price

<sup>RS</sup> **\$747,500**

Sold Date

**05-May-23**

Distance

**0.95km**



**860 TARNEIT ROAD TARNEIT VIC 3029**

4 2 2

Sold Price

**\$705,000**

Sold Date

**25-Apr-23**

Distance

**0.55km**

RS = Recent sale

UN = Undisclosed Sale

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