

## 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

33 Obsidian Avenue 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

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2020

to

31 Aug 2021

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 1025 Leakes Road Tarneit VIC 3029   | \$685,000 | 17-Mar-21 |
| 22 Brighter Avenue Tarneit VIC 3029 | \$682,000 | 01-May-21 |
| 336 Davis Road Tarneit VIC 3029     | \$700,000 | 21-Apr-21 |

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: 07 September 2021



**1025 Leakes Road Tarneit VIC 3029** Sold Price **\$685,000** Sold Date **17-Mar-21**

 4  2  2

Distance **1.37km**



**22 Brighter Avenue Tarneit VIC 3029** Sold Price **\$682,000** Sold Date **01-May-21**

 4  2  2

Distance **1.38km**



**336 Davis Road Tarneit VIC 3029** Sold Price **\$700,000** Sold Date **21-Apr-21**

 4  2  2

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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