

## 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

23 ARARAT STREET 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

\$645,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2022

to

31 Jul 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 17 ARARAT STREET TARNEIT VIC 3029    | \$660,000 | 14-Mar-22 |
| 13 CASSINIA CIRCUIT TARNEIT VIC 3029 | \$660,000 | 24-Jun-22 |
| 74 HOMEBUSH DRIVE TARNEIT VIC 3029   | \$655,000 | 15-Jun-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: 30 August 2023


**17 ARARAT STREET TARNEIT VIC 3029**

Sold Price

**\$660,000**

Sold Date

**14-Mar-22**
 5

 2

 2

Distance

**0.06km**

**13 CASSINIA CIRCUIT TARNEIT VIC 3029**

Sold Price

Sold Date

**24-Jun-22**
 4

 2

 2

Distance

**0.1km**

**74 HOMEBUSH DRIVE TARNEIT VIC 3029**

Sold Price

**\$655,000**

Sold Date

**15-Jun-22**
 4

 2

 2

Distance

**0.16km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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