

## 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

10 FELIX WAY 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,000

Property type

House

Suburb

Tarneit

Period-from

01 Jan 2024

to

31 Dec 2024

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

8 CARALEENA DRIVE TARNEIT VIC 3029	\$655,000	15-Sep-24
32 MOONDARA STREET TARNEIT VIC 3029	\$635,000	15-Nov-24
7 TALISKER STREET TARNEIT VIC 3029	\$650,000	27-Nov-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: 15 January 2025



**8 CARALEENA DRIVE TARNEIT VIC 3029** Sold Price

**\$655,000**

Sold Date **15-Sep-24**

4 2 2

Distance **1.79km**



**32 MOONDARA STREET TARNEIT VIC 3029** Sold Price

**\$635,000**

Sold Date **15-Nov-24**

4 2 2

Distance **2.14km**



**7 TALISKER STREET TARNEIT VIC 3029** Sold Price

<sup>RS</sup> **\$650,000**

Sold Date **27-Nov-24**

4 2 2

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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