

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

42/27 TURVA AVENUE TARNEIT VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$488,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$454,000

Property type

Unit

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

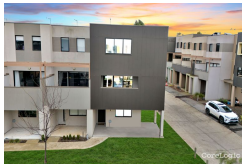
Date of sale

60/27 TURVA AVENUE TARNEIT VIC 3029	\$455,500	14-Aug-24
4/3 MALACHITE DRIVE TARNEIT VIC 3029	\$455,000	18-Oct-24
3/3 MALACHITE DRIVE TARNEIT VIC 3029	\$490,000	12-Sep-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: 23 January 2025



**60/27 TURVA AVENUE TARNEIT
VIC 3029**

3 2 2

Sold Price

\$455,500

Sold Date **14-Aug-24**

Distance **0.06km**



**4/3 MALACHITE DRIVE TARNEIT
VIC 3029**

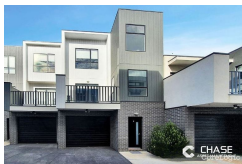
3 2 1

Sold Price

\$455,000

Sold Date **18-Oct-24**

Distance **0.62km**



**3/3 MALACHITE DRIVE TARNEIT
VIC 3029**

2 2 1

Sold Price

\$490,000

Sold Date **12-Sep-24**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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