

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

3 BUTTERNUT WAY 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

or range
between

\$929,000

&

\$969,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2024

to

31 Mar 2025

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 TOUCAN ROAD TARNEIT VIC 3029	\$945,000	18-Dec-24
3 STAMBRIDGE STREET TARNEIT VIC 3029	\$927,000	28-Nov-24
5 LEGION AVENUE TARNEIT VIC 3029	\$930,000	21-Jan-25

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: 22 April 2025



8 TOUCAN ROAD TARNEIT VIC 3029

4 3 2

Sold Price

\$945,000

Sold Date

18-Dec-24

Distance

2.84km



3 STAMBRIDGE STREET TARNEIT VIC 3029

4 3 2

Sold Price

\$927,000

Sold Date

28-Nov-24

Distance

4.74km



5 LEGION AVENUE TARNEIT VIC 3029

3 2 2

Sold Price

\$930,000

Sold Date

21-Jan-25

Distance

4.45km

RS = Recent sale

UN = Undisclosed Sale

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