

## 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

36 FAIRVIEW PARADE 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,600

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2023

to

30 Sep 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 9 PRIMROSE PLACE TARNEIT VIC 3029     | \$1,225,000 | 13-Feb-24 |
| 6 CATHEDRAL COURT TARNEIT VIC 3029    | \$1,016,000 | 21-Sep-24 |
| 17 SUNDIAL BOULEVARD TARNEIT VIC 3029 | \$1,010,000 | 27-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: 07 October 2024

**9 PRIMROSE PLACE TARNEIT VIC 3029**

4 2 4

Sold Price

**\$1,225,000**

Sold Date

**13-Feb-24**

Distance

**0.55km****6 CATHEDRAL COURT TARNEIT VIC 3029**

4 2 2

Sold Price

<sup>RS</sup> **\$1,016,000**

Sold Date

**21-Sep-24**

Distance

**1.02km****17 SUNDIAL BOULEVARD TARNEIT VIC 3029**

4 2 2

Sold Price

<sup>RS</sup> **\$1,010,000**

Sold Date

**27-Sep-24**

Distance

**0.63km****35 RAINBOW WAY TARNEIT VIC 3029**

5 2 2

Sold Price

**\$1,000,000**

Sold Date

**24-Apr-24**

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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