

## 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

134 CROSSWAY AVENUE 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

\$630,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2024

to

31 Jan 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

3 CERATTA CRESCENT TARNEIT VIC 3029	\$630,000	10-Dec-24
19 WOOLYBUSH DRIVE TARNEIT VIC 3029	\$630,000	22-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: 03 February 2025



**3 CERATTA CRESCENT TARNEIT  
VIC 3029**

4 2 -

Sold Price

**\$630,000**

Sold Date **10-Dec-24**

Distance **0.12km**



**19 WOOLYBUSH DRIVE TARNEIT  
VIC 3029**

4 2 2

Sold Price

Sold Date **22-Nov-24**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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