

## 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

17 BIANCA BOULEVARD 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

\$569,000

&

\$599,000

### 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 YANGA AVENUE TARNEIT VIC 3029	\$605,000	11-May-24
15 FARFALLA WAY TARNEIT VIC 3029	\$550,000	04-Oct-24
60 ANTONIO ROAD TARNEIT VIC 3029	\$605,000	15-Jul-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

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**9 YANGA AVENUE TARNEIT VIC 3029**

3 2 2

Sold Price

**\$605,000**

Sold Date

**11-May-24**

Distance

**0.75km**



**15 FARFALLA WAY TARNEIT VIC 3029**

3 2 2

Sold Price

<sup>RS</sup> **\$550,000** <sup>UN</sup>

Sold Date

**04-Oct-24**

Distance

**1.14km**



**60 ANTONIO ROAD TARNEIT VIC 3029**

3 2 2

Sold Price

**\$605,000**

Sold Date

**15-Jul-24**

Distance

**1.28km**

RS = Recent sale

UN = Undisclosed Sale

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