

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

4 PARA ROAD 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

\$630,000

&

\$690,000

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

| | | |
|------------------------------------|-----------|-----------|
| 14 PARA ROAD TARNEIT VIC 3029 | \$690,000 | 10-May-24 |
| 19 LAMONDA STREET TARNEIT VIC 3029 | \$685,000 | 14-Jun-24 |
| 38 CRILLY STREET TARNEIT VIC 3029 | \$675,000 | 07-May-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: 28 October 2024

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14 PARA ROAD TARNEIT VIC 3029 Sold Price **\$690,000** Sold Date **10-May-24**

4 2 2

Distance **0.07km**



19 LAMONDA STREET TARNEIT VIC 3029 Sold Price **\$685,000** Sold Date **14-Jun-24**

4 2 2

Distance **0.61km**



38 CRILLY STREET TARNEIT VIC 3029 Sold Price **\$675,000** Sold Date **07-May-24**

4 2 2

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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