

## 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 YELLOWSTONE ROAD 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

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2022

to

31 Jul 2023

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 108 VOYAGER BOULEVARD TARNEIT VIC 3029 | \$730,000 | 16-Mar-23 |
| 1005 LEAKES ROAD TARNEIT VIC 3029      | \$741,000 | 23-Jun-23 |
| 57 LIONSGATE CRESCENT TARNEIT VIC 3029 | \$760,000 | 12-Apr-23 |

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.~~

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**108 VOYAGER BOULEVARD  
TARNEIT VIC 3029**

4 2 2

Sold Price **\$730,000** Sold Date **16-Mar-23**

Distance **1.9km**

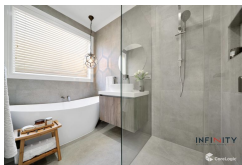


**1005 LEAKES ROAD TARNEIT VIC  
3029**

4 2 2

Sold Price <sup>RS</sup> **\$741,000** Sold Date **23-Jun-23**

Distance **1.09km**



**57 LIONSGATE CRESCENT  
TARNEIT VIC 3029**

4 2 2

Sold Price **\$760,000** Sold Date **12-Apr-23**

Distance **1.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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