

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

7 STYLE WAY 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

\$820,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,250

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2023

to

30 Jun 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 APPLGATE CRESCENT TARNEIT VIC 3029	\$835,000	17-Aug-23
16 JOURNEY DRIVE TARNEIT VIC 3029	\$893,000	04-Oct-23
35 STUBBERFIELD ROAD TARNEIT VIC 3029	\$835,000	16-Oct-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.~~

This Statement of Information was prepared on: 16 July 2024



9 APPLEGATE CRESCENT TARNEIT VIC 3029 Sold Price **\$835,000** Sold Date **17-Aug-23**

4 2 2

Distance **0.14km**



16 JOURNEY DRIVE TARNEIT VIC 3029 Sold Price **\$893,000** Sold Date **04-Oct-23**

4 3 2

Distance **0.58km**



35 STUBBERFIELD ROAD TARNEIT VIC 3029 Sold Price **\$835,000** Sold Date **16-Oct-23**

4 2 2

Distance **0.62km**



15 DEBUT AVENUE TARNEIT VIC 3029 Sold Price ^{RS} **\$827,000** ^{UN} Sold Date **06-May-24**

4 2 2

Distance **0.69km**

RS = Recent sale **UN** = Undisclosed Sale

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