

## 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 FELIX WAY 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

\$565,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2022

to

28 Feb 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

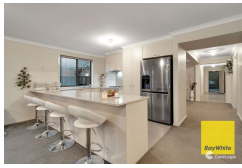
Date of sale

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 7 Gretel Way Tarneit              | \$580,000 | 14-Nov-22 |
| 68 Isabella Way TARNEIT VIC 3029  | \$585,000 | 02-Sep-22 |
| 19 Giselle Grove TARNEIT VIC 3029 | \$585,000 | 21-Mar-22 |

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: 30 March 2023



**20 JEREMY STREET TARNEIT VIC 3029**

Sold Price

**\$620,000**

Sold Date

**18-May-22**



4



2



2

Distance

**0.05km**



**18 JEREMY STREET TARNEIT VIC 3029**

Sold Price

Sold Date

**02-Apr-22**



4



2



2

Distance

**0.05km**



**31 LAURENCE WAY TARNEIT VIC 3029**

Sold Price

**\$617,000**

Sold Date

**23-Feb-22**



4



2



2

Distance

**0.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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