

## 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

51 ARKINS CIRCUIT 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

\$510,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2024

to

31 Jan 2025

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

3 YALOK WAY TARNEIT VIC 3029	\$520,000	05-Oct-24
41 VIVERO ROAD WYNDHAM VALE VIC 3024	\$540,000	07-Feb-25
71 CHLORINDA ROAD TARNEIT VIC 3029	\$525,000	10-Oct-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: 17 February 2025



Preet Rathore

M 0433146387

E preet.rathore@sahararealestate.com.au



**3 YALOK WAY TARNEIT VIC 3029**

3 2 1

Sold Price

**\$520,000**

Sold Date **05-Oct-24**

Distance **0.19km**



**41 VIVERO ROAD WYNDHAM VALE VIC 3024**

3 2 1

Sold Price

<sup>RS</sup> **\$540,000**

Sold Date **07-Feb-25**

Distance **3.27km**



**71 CHLORINDA ROAD TARNEIT VIC 3029**

3 2 1

Sold Price

**\$525,000**

Sold Date **10-Oct-24**

Distance **1.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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