

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

91/27 TURVA AVENUE 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

\$399,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Feb 2023

to

31 Jan 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

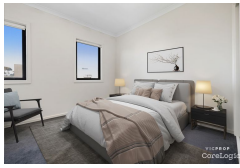
Date of sale

27/27 TURVA AVENUE TARNEIT VIC 3029	\$400,000	15-Nov-23
80/27 TURVA AVENUE TARNEIT VIC 3029	\$387,000	22-Nov-23
2/3 MALACHITE DRIVE TARNEIT VIC 3029	\$380,000	30-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: 27 February 2024



**27/27 TURVA AVENUE TARNEIT
VIC 3029**

2 1 1

Sold Price **\$400,000** Sold Date **15-Nov-23**

Distance **0.11km**



**80/27 TURVA AVENUE TARNEIT
VIC 3029**

2 1 1

Sold Price **\$387,000** Sold Date **22-Nov-23**

Distance **0.12km**



**2/3 MALACHITE DRIVE TARNEIT
VIC 3029**

2 2 1

Sold Price **\$380,000** Sold Date **30-Oct-23**

Distance **0.52km**

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

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