

## 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

38 BADEN POWELL DRIVE TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2023

to

31 Oct 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

5 MEADOWVIEW WAY TARNEIT VIC 3029	\$597,000	29-Jul-24
16 FRESH VIEW DRIVE TARNEIT VIC 3029	\$631,500	05-Sep-24
7 GENESIS PLACE TARNEIT VIC 3029	\$605,000	28-Jun-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: 19 November 2024



**5 MEADOWVIEW WAY TARNEIT  
VIC 3029**

 3  2  1

Sold Price

**\$597,000**

Sold Date

**29-Jul-24**

Distance

**0.71km**



**16 FRESH VIEW DRIVE TARNEIT  
VIC 3029**

 3  2  3

Sold Price

**\$631,500**

Sold Date

**05-Sep-24**

Distance

**1.14km**



**7 GENESIS PLACE TARNEIT VIC  
3029**

 3  2  2

Sold Price

**\$605,000**

Sold Date

**28-Jun-24**

Distance

**1.25km**

RS = Recent sale

UN = Undisclosed Sale

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