

## 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

33 WOLIN DRIVE 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

\$609,000

&

\$649,000

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 39 MAKEDONIA STREET TARNEIT VIC 3029 | \$641,000 | 09-Jan-23 |
| 8 ZAC STREET TARNEIT VIC 3029        | \$642,000 | 29-Jan-23 |
| 73 MAKEDONIA STREET TARNEIT VIC 3029 | \$641,000 | 20-Oct-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.~~

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**39 MAKEDONIA STREET TARNEIT VIC 3029**

Sold Price

**\$641,000**

Sold Date

**09-Jan-23**

4 2 2

Distance

**4.77km**



**8 ZAC STREET TARNEIT VIC 3029**

Sold Price

**\$642,000**

Sold Date

**29-Jan-23**

4 2 2

Distance

**4.8km**



**73 MAKEDONIA STREET TARNEIT VIC 3029**

Sold Price

**\$641,000**

Sold Date

**20-Oct-22**

4 2 1

Distance

**4.66km**



**35 VILLETTE AVENUE TARNEIT VIC 3029**

Sold Price

**\$640,000**

Sold Date

**10-Oct-22**

3 2 2

Distance

**4.81km**

RS = Recent sale

UN = Undisclosed Sale

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