

## 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

19 ANKURI ROAD 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

\$775,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,000

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

|  |           |           |
|--|-----------|-----------|
| 31 TABLELAND ROAD TARNEIT VIC 3029       | \$780,000 | 02-Mar-24 |
| 5 HUMMINGBIRD BOULEVARD TARNEIT VIC 3029 | \$820,000 | 20-Apr-24 |
| 12 SERENE STREET TARNEIT VIC 3029        | \$847,000 | 19-Dec-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: 05 February 2025



**31 TABLELAND ROAD TARNEIT VIC 3029** Sold Price **\$780,000** Sold Date **02-Mar-24**

 4  2  4

Distance **0.16km**



**5 HUMMINGBIRD BOULEVARD TARNEIT VIC 3029** Sold Price **\$820,000** Sold Date **20-Apr-24**

 4  2  2

Distance **0.52km**



**12 SERENE STREET TARNEIT VIC 3029** Sold Price <sup>RS</sup> **\$847,000** Sold Date **19-Dec-24**

 5  2  -

Distance **0.59km**

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

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