

## 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

858 TARNEIT ROAD 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

\$749,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2022

to

31 Oct 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 4 HUMMINGBIRD BOULEVARD TARNEIT VIC 3029 | \$750,000 | 22-Aug-23 |
| 4 MINTARRA ROAD TARNEIT VIC 3029         | \$774,000 | 25-Jul-23 |
| 7 MAINTOP WAY TARNEIT VIC 3029           | \$788,000 | 12-Jul-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: 01 November 2023



**4 HUMMINGBIRD BOULEVARD  
TARNEIT VIC 3029**

3 2 2

Sold Price **\$750,000** Sold Date **22-Aug-23**

Distance **0.17km**



**4 MINTARRA ROAD TARNEIT VIC  
3029**

4 2 2

Sold Price **\$774,000** Sold Date **25-Jul-23**

Distance **0.28km**



**7 MAINTOP WAY TARNEIT VIC  
3029**

4 2 2

Sold Price **\$788,000** Sold Date **12-Jul-23**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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