

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

6 SHERLOCK 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

\$950,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,600

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2023

to

30 Sep 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

4 ONYX WAY TARNEIT VIC 3029	\$925,000	17-Dec-23
856 SAYERS ROAD TARNEIT VIC 3029	\$980,000	08-Aug-23
5 AMARYLLIS PARADE TARNEIT VIC 3029	-	22-Apr-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: 14 October 2024



4 ONYX WAY TARNEIT VIC 3029

Sold Price

\$925,000

Sold Date

17-Dec-23

 6

 3

 2

Distance

0.34km



856 SAYERS ROAD TARNEIT VIC 3029

Sold Price

\$980,000

Sold Date

08-Aug-23

 5

 2

 2

Distance

0.48km



5 AMARYLLIS PARADE TARNEIT VIC 3029

Sold Price

- Sold Date

22-Apr-23

 4

 2

 2

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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