

## 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

27 KOMODO 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

\$559,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Tarneit

Period-from

01 Jan 2023

to

31 Dec 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 5 BEAGLE STREET TARNEIT VIC 3029   | \$585,000 | 13-Nov-23 |
| 4 SUSAN PLACE TARNEIT VIC 3029     | \$578,000 | 11-Dec-23 |
| 40 FELICITY DRIVE TARNEIT VIC 3029 | \$570,000 | 17-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: 03 January 2024



**5 BEAGLE STREET TARNEIT VIC 3029**

3 2 1

Sold Price

RS

**\$585,000**

Sold Date

**13-Nov-23**

Distance

**1.03km**



**4 SUSAN PLACE TARNEIT VIC 3029**

3 2 1

Sold Price

RS

**\$578,000**

Sold Date

**11-Dec-23**

Distance

**1.89km**



**40 FELICITY DRIVE TARNEIT VIC 3029**

3 2 1

Sold Price

**\$570,000**

Sold Date

**17-Jul-23**

Distance

**2.07km**

RS = Recent sale

UN = Undisclosed Sale

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