

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

7 YARDLEY ROAD 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

\$330,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$347,000

Property type

Land

Suburb

Tarneit

Period-from

01 Jul 2023

to

30 Jun 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

63 NAVIGATION ROAD TARNEIT VIC 3029	\$345,000	12-Apr-24
39 TRAVANCORE STREET TARNEIT VIC 3029	\$325,000	03-Feb-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: 16 July 2024



63 NAVIGATION ROAD TARNEIT VIC 3029

4 2 -

Sold Price

\$345,000

Sold Date

12-Apr-24

Distance

0.88km



39 TRAVANCORE STREET TARNEIT VIC 3029

- - -

Sold Price

\$325,000

Sold Date

03-Feb-24

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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