

## 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

8 GREENLEAF CIRCUIT 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

\$580,000

&

\$620,000

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 9 BRADMAN DRIVE TARNEIT VIC 3029      | \$600,000 | 25-May-23 |
| 12 HARRINGTON AVENUE TARNEIT VIC 3029 | \$570,000 | 29-May-23 |
| 43 EDMUND DRIVE TARNEIT VIC 3029      | \$560,000 | 24-May-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: 06 November 2023



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**9 BRADMAN DRIVE TARNEIT VIC 3029**

Sold Price

**\$600,000**

Sold Date

**25-May-23**

3

2

2

Distance

**1.08km**



**12 HARRINGTON AVENUE TARNEIT VIC 3029**

Sold Price

**\$570,000**

Sold Date

**29-May-23**

3

2

2

Distance

**1.74km**



**43 EDMUND DRIVE TARNEIT VIC 3029**

Sold Price

**\$560,000**

Sold Date

**24-May-23**

3

2

2

Distance

**1.9km**

RS = Recent sale

UN = Undisclosed Sale

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