

## 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

19 KICHNER STREET TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Tarneit

Period-from

01 May 2021

to

30 Apr 2022

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 VILLETTE AVENUE TARNEIT VIC 3029	\$490,000	18-Sep-21
18 COUSENS STREET TARNEIT VIC 3029	\$500,000	25-Jul-21
20 POLLY PARADE TARNEIT VIC 3029	\$475,000	20-Mar-21

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: 10 May 2022



## 9 VILLETTE AVENUE TARNEIT VIC 3029

Sold Price

**\$490,000**

Sold Date

**18-Sep-21**

3

2

2

Distance

-



## 18 COUSENS STREET TARNEIT VIC 3029

Sold Price

**\$500,000**

Sold Date

**25-Jul-21**

3

2

1

Distance

**0.13km**



## 20 POLLY PARADE TARNEIT VIC 3029

Sold Price

**\$475,000**

Sold Date

**20-Mar-21**

3

2

2

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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