

Statement of Information

Single residential property located in the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for

Address  
Including suburb and  
postcode

14 BODALLA 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)

Price Range:

\$599,999 to \$649,999

Median sale price

Median price

\$650,000

Property type

House


Suburb

TARNEIT

Period

01 April 2024 to 30 June 2024

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

| Address of comparable               | Price     | Date of sale |
|-------------------------------------|-----------|--------------|
| 28 CORONADO WAY, TARNEIT, VIC 3029  | \$680,000 | 19/03/2024   |
| 2 MONFERRATO AVE, TARNEIT, VIC 3029 | \$650,000 | 18/02/2024   |
| 7 WONDERBOOM AVE, TARNEIT, VIC 3029 | \$640,000 | 27/01/2024   |

This Statement of Information was prepared on: 04/08/2024