

## 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

11 KRUGER ROAD 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2023

to

29 Feb 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

7 ESCAPADE STREET TARNEIT VIC 3029	\$562,000	17-Jun-23
9 CANDLES STREET TARNEIT VIC 3029	\$585,000	20-Jan-24
4 ARDHA ROAD TARNEIT VIC 3029	\$585,000	08-Aug-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.~~

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**7 ESCAPADE STREET TARNEIT VIC 3029** Sold Price **\$562,000** Sold Date **17-Jun-23**

3 2 1

Distance **0.44km**



**9 CANDLES STREET TARNEIT VIC 3029** Sold Price **\$585,000** Sold Date **20-Jan-24**

3 2 1

Distance **1.34km**



**4 ARDHA ROAD TARNEIT VIC 3029** Sold Price Sold Date **08-Aug-23**

3 2 1

Distance **1.72km**

RS = Recent sale UN = Undisclosed Sale

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