

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

1/20 HARMONY DRIVE 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

\$489,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,500

Property type

Unit

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

2/20 HARMONY DRIVE TARNEIT VIC 3029	\$490,000	20-Dec-23
1/8 FLOWER GUM CRESCENT TARNEIT VIC 3029	\$502,500	27-Feb-24
28 TARRAGON DRIVE TARNEIT VIC 3029	\$507,000	11-Dec-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: 27 March 2024



**2/20 HARMONY DRIVE TARNEIT
VIC 3029**

3 2 -

Sold Price **\$490,000** Sold Date **20-Dec-23**

Distance **0.01km**



**1/8 FLOWER GUM CRESCENT
TARNEIT VIC 3029**

3 2 1

Sold Price ^{RS} **\$502,500** Sold Date **27-Feb-24**

Distance **0.39km**



**28 TARRAGON DRIVE TARNEIT VIC
3029**

3 2 1

Sold Price **\$507,000** Sold Date **11-Dec-23**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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