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

18 ICARUS STREET 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 \$740,000 & \$790,00
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$641,000	Prope	erty type	ty type House		Suburb	Tarneit
Period-from	01 Jan 2024	to	31 Dec 2	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
8 ABARTH STREET TARNEIT VIC 3029	\$715,000	14-Nov-24
30 ELAINE STREET TARNEIT VIC 3029	\$785,000	30-Jul-24
30 HOLSTEIN CRESCENT TARNEIT VIC 3029	\$810,000	12-Sep-24

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: 30 January 2025





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8 ABARTH STREET TARNEIT VIC 3029

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Sold Price

\$715,000 Sold Date 14-Nov-24

0.25km Distance



30 ELAINE STREET TARNEIT VIC 3029

\$ 2

Sold Price

\$785,000 Sold Date 30-Jul-24

Distance

0.26km



30 HOLSTEIN CRESCENT TARNEIT Sold Price VIC 3029

\$810,000 Sold Date **12-Sep-24**

= 4 ₽ 2 \$ 2 Distance

0.87km



10 MASH ROAD TARNEIT VIC 3029 Sold Price

\$738,000 Sold Date 23-Aug-24

Distance

0.94km

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RS = Recent sale

UN = Undisclosed Sale

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