

## 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

14 TREFOIL ROAD 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

\$630,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2024

to

31 Jan 2025

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

6 TREFOIL ROAD TARNEIT VIC 3029	\$640,000	02-Oct-24
9 TREFOIL ROAD TARNEIT VIC 3029	\$672,500	09-Oct-24
7 TREFOIL ROAD TARNEIT VIC 3029	\$677,500	19-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.~~

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**6 TREFOIL ROAD TARNEIT VIC 3029**

4 2 -

Sold Price

**\$640,000**

Sold Date **02-Oct-24**

Distance **0.05km**



**9 TREFOIL ROAD TARNEIT VIC 3029**

4 2 -

Sold Price

**\$672,500**

Sold Date **09-Oct-24**

Distance **0.05km**



**7 TREFOIL ROAD TARNEIT VIC 3029**

4 2 -

Sold Price

**\$677,500**

Sold Date **19-Sep-24**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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