

## 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

47 EAGLERIDGE PROMENADE 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

\$700,000

&

\$750,000

### 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 18 BROOKWOOD STREET TARNEIT VIC 3029     | \$790,000 | 06-Sep-23 |
| 29 EAGLERIDGE PROMENADE TARNEIT VIC 3029 | \$731,000 | 23-Jun-23 |
| 6 VESPER AVENUE TARNEIT VIC 3029         | \$722,000 | 19-Oct-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: 05 March 2024



## 18 BROOKWOOD STREET TARNEIT VIC 3029

Sold Price

**\$790,000**

Sold Date

**06-Sep-23**

4

2

2

Distance

**0.04km**



## 29 EAGLERIDGE PROMENADE TARNEIT VIC 3029

Sold Price

**\$731,000**

Sold Date

**23-Jun-23**

3

2

2

Distance

**0.14km**



## 6 VESPER AVENUE TARNEIT VIC 3029

Sold Price

**\$722,000**

Sold Date

**19-Oct-23**

4

2

2

Distance

**0.33km**

RS = Recent sale

UN = Undisclosed Sale

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