

## 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

20 AARON 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

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2022

to

31 Jul 2023

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 AARON ROAD TARNEIT VIC 3029    | \$670,000 | 18-May-23 |
| 7 DUPAIN STREET TARNEIT VIC 3029 | \$670,000 | 07-Mar-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: 11 August 2023



**8 AARON ROAD TARNEIT VIC 3029** Sold Price **\$670,000** Sold Date **18-May-23**

 4  2  2

Distance **0.08km**



**7 DUPAIN STREET TARNEIT VIC 3029** Sold Price Sold Date **07-Mar-23**

 3  2  2

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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