

## 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 WICKFORD 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

\$670,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2022

to

31 Mar 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 6 WINONA CIRCUIT TARNEIT VIC 3029  | \$726,000 | 19-Aug-22 |
| 1 CAMELOT DRIVE TARNEIT VIC 3029   | \$730,000 | 18-Dec-22 |
| 22 KIRRAMA STREET TARNEIT VIC 3029 | \$719,000 | 01-Jun-22 |

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: 14 April 2023


**6 WINONA CIRCUIT TARNEIT VIC 3029**

Sold Price

**\$726,000**

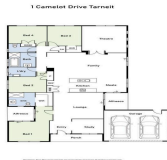
Sold Date

**19-Aug-22**
 4

 2

 2

Distance

**0.05km**

**1 CAMELOT DRIVE TARNEIT VIC 3029**

Sold Price

**\$730,000**

Sold Date

**18-Dec-22**
 4

 2

 2

Distance

**0.2km**

**22 KIRRAMA STREET TARNEIT VIC 3029**

Sold Price

**\$719,000**

Sold Date

**01-Jun-22**
 4

 2

 2

Distance

**0.3km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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