

## 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

79/27 TURVA AVENUE 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

\$480,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,250

Property type

Unit

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

21/27 TURVA AVENUE TARNEIT VIC 3029	\$470,000	17-Mar-24
42/27 TURVA AVENUE TARNEIT VIC 3029	\$488,000	23-Dec-24
9A OBSIDIAN AVENUE TARNEIT VIC 3029	\$515,000	26-Mar-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: 27 February 2025



**21/27 TURVA AVENUE TARNEIT  
VIC 3029**

 3  2  2

Sold Price

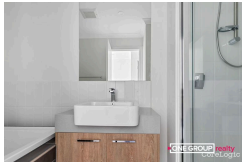
**\$470,000**

Sold Date

**17-Mar-24**

Distance

**0km**



**42/27 TURVA AVENUE TARNEIT  
VIC 3029**

 3  2  2

Sold Price

**\$488,000**

Sold Date

**23-Dec-24**

Distance

**0km**



**9A OBSIDIAN AVENUE TARNEIT  
VIC 3029**

 3  2  2

Sold Price

**\$515,000**

Sold Date

**26-Mar-24**

Distance

**0.58km**

RS = Recent sale

UN = Undisclosed Sale

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