

## 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

5 MILLENDON BOULEVARD 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

\$679,000

&

\$719,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,000

Property type

House

Suburb

Tarneit

Period-from

01 Jan 2024

to

31 Dec 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

4 SHERLOCK AVENUE TARNEIT VIC 3029	\$713,000	31-Aug-24
18 CROSSWAY AVENUE TARNEIT VIC 3029	\$725,000	27-Nov-24
18 SOARING ROAD TARNEIT VIC 3029	\$740,000	05-Dec-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: 21 January 2025



## 4 SHERLOCK AVENUE TARNEIT VIC 3029

4 2 2

Sold Price

**\$713,000**

Sold Date **31-Aug-24**

Distance **0.23km**



## 18 CROSSWAY AVENUE TARNEIT VIC 3029

4 2 2

Sold Price

**\$725,000**

Sold Date **27-Nov-24**

Distance **0.54km**



## 18 SOARING ROAD TARNEIT VIC 3029

4 2 2

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date **05-Dec-24**

Distance **1.01km**



## 4 ZETLAND WAY TARNEIT VIC 3029

4 2 2

Sold Price

**\$725,000**

Sold Date **24-Oct-24**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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