

## 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

54 VILLETTE 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

\$600,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$354,700

Property type

Land

Suburb

Tarneit

Period-from

01 Oct 2021

to

30 Sep 2022

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 11 PAULINE WAY TARNEIT VIC 3029        | \$593,000 | 26-May-22 |
| 8 CERATTA CRESCENT TARNEIT VIC 3029    | \$575,000 | 16-May-22 |
| 14 MENDOCINO CRESCENT TARNEIT VIC 3029 | \$620,000 | 21-Apr-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: 05 October 2022


**11 PAULINE WAY TARNEIT VIC 3029**
 4  2  1

Sold Price

**\$593,000**

Sold Date **26-May-22**

Distance **1.58km**

**8 CERATTA CRESCENT TARNEIT VIC 3029**
 4  2  1

Sold Price

**\$575,000**

Sold Date **16-May-22**

Distance **0.77km**

**14 MENDOCINO CRESCENT TARNEIT VIC 3029**
 4  2  1

Sold Price

**\$620,000**

Sold Date **21-Apr-22**

Distance **3.9km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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