

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

22 PARA ROAD TARNEIT VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2023

to

31 Aug 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

12 COBBLEWOOD ROAD TARNEIT VIC 3029	\$691,000	24-Apr-24
35 PLENITUDE ROAD TARNEIT VIC 3029	\$662,500	02-Jul-24
94 YANGA AVENUE TARNEIT VIC 3029	\$710,000	16-Apr-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: 11 September 2024



12 COBBLEWOOD ROAD TARNEIT VIC 3029

Sold Price

\$691,000

Sold Date

24-Apr-24

4 2 2

Distance

0.33km



35 PLENITUDE ROAD TARNEIT VIC 3029

Sold Price

^{RS} **\$662,500**

Sold Date

02-Jul-24

4 3 2

Distance

1.99km



94 YANGA AVENUE TARNEIT VIC 3029

Sold Price

\$710,000

Sold Date

16-Apr-24

4 2 2

Distance

2.54km

RS = Recent sale

UN = Undisclosed Sale

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