

## 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

13 KRANZ ROAD 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

\$569,000

&

\$599,000

### 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

7 EDIFICE DRIVE TARNEIT VIC 3029	\$577,000	04-May-24
20 COUSENS STREET TARNEIT VIC 3029	\$590,000	10-May-24
83 MAKEDONIA STREET TARNEIT VIC 3029	\$600,000	06-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.~~

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**Real Estate**

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**7 EDIFICE DRIVE TARNEIT VIC 3029**

Sold Price

**\$577,000**

Sold Date **04-May-24**

3 2 1

Distance **1.23km**



**20 COUSENS STREET TARNEIT VIC 3029**

Sold Price

**\$590,000**

Sold Date **10-May-24**

3 2 1

Distance **2.04km**



**83 MAKEDONIA STREET TARNEIT VIC 3029**

Sold Price

**\$600,000**

Sold Date **06-Apr-24**

3 2 1

Distance **2.21km**

RS = Recent sale

UN = Undisclosed Sale

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