

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

1/11 MARYANN WAY 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

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$444,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Sep 2022

to

31 Aug 2023

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

2/26 HARMONY DRIVE TARNEIT VIC 3029	\$542,000	11-Sep-23
26/27 TURVA AVENUE TARNEIT VIC 3029	\$470,000	04-Sep-23
1E ONYX WAY TARNEIT VIC 3029	\$500,000	14-Aug-23

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 September 2023



**2/26 HARMONY DRIVE TARNEIT
VIC 3029**

 3  2  2

Sold Price

^{RS}

\$542,000

Sold Date

11-Sep-23

Distance

1.37km



**26/27 TURVA AVENUE TARNEIT
VIC 3029**

 3  2  2

Sold Price

^{RS}

\$470,000

Sold Date

04-Sep-23

Distance

1.56km



1E ONYX WAY TARNEIT VIC 3029

 3  2  2

Sold Price

^{RS}

\$500,000

Sold Date

14-Aug-23

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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