

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 CARBINE AVENUE 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

\$589,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2024

to

28 Feb 2025

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 BONITA AVENUE TARNEIT VIC 3029	\$620,000	10-Jan-25
32 MOONDARA STREET TARNEIT VIC 3029	\$635,000	15-Nov-24
36 LILYTURF DRIVE TARNEIT VIC 3029	\$615,000	30-Sep-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: 14 March 2025



7 BONITA AVENUE TARNEIT VIC 3029

4 2 2

Sold Price

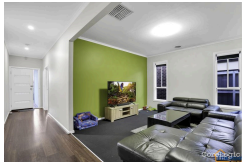
\$620,000

Sold Date

10-Jan-25

Distance

0.31km



32 MOONDARA STREET TARNEIT VIC 3029

4 2 2

Sold Price

\$635,000

Sold Date

15-Nov-24

Distance

0.73km



36 LILYTURF DRIVE TARNEIT VIC 3029

4 2 2

Sold Price

\$615,000

Sold Date

30-Sep-24

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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