

## 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

10 CONRAN STREET TARNEIT VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Tarneit

Period-from

01 May 2024

to

30 Apr 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

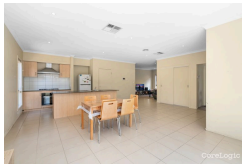
Date of sale

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 22 MELVILLE STREET TARNEIT VIC 3029 | \$593,800 | 29-Nov-24 |
| 9 MANNING CIRCUIT TARNEIT VIC 3029  | \$620,000 | 09-Nov-24 |
| 32 LILYTURF DRIVE TARNEIT VIC 3029  | \$650,000 | 04-Feb-25 |

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 May 2025



**22 MELVILLE STREET TARNEIT VIC 3029** Sold Price **\$593,800** Sold Date **29-Nov-24**

 4  2  1

Distance **0.07km**



**9 MANNING CIRCUIT TARNEIT VIC 3029** Sold Price **\$620,000** Sold Date **09-Nov-24**

 3  2  2

Distance **0.17km**



**32 LILYTURF DRIVE TARNEIT VIC 3029** Sold Price **\$650,000** Sold Date **04-Feb-25**

 4  2  2

Distance **0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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