

## 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

18 TERRACOTTA AVENUE 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

\$560,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2024

to

31 Jan 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

9 FALU PARADE TARNEIT VIC 3029	\$550,000	28-Jan-25
4 AARON ROAD TARNEIT VIC 3029	\$555,000	09-Dec-24
LOT 1260 KRANZ ROAD TARNEIT VIC 3029	\$580,000	07-Nov-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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**9 FALU PARADE TARNEIT VIC 3029**

3 2 2

Sold Price <sup>RS</sup> **\$550,000** <sup>UN</sup> Sold Date **28-Jan-25**

Distance **0.27km**



**4 AARON ROAD TARNEIT VIC 3029**

3 2 -

Sold Price **\$555,000** Sold Date **09-Dec-24**

Distance **1.04km**



**LOT 1260 KRANZ ROAD TARNEIT VIC 3029**

3 2 1

Sold Price **\$580,000** Sold Date **07-Nov-24**

Distance **1.05km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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