

## 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

21 BLUE JAY CRESCENT 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

\$640,000

&

\$700,000

### 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

801 TARNEIT ROAD TARNEIT VIC 3029

\$668,000

19-Oct-24

30 STODART STREET TARNEIT VIC 3029

\$689,000

06-Oct-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: 19 March 2025

**801 TARNEIT ROAD TARNEIT VIC  
3029**

Sold Price

**\$668,000**

Sold Date

**19-Oct-24**

4



2



2

Distance

**0.36km****30 STODART STREET TARNEIT VIC  
3029**

Sold Price

**\$689,000**

Sold Date

**06-Oct-24**

4



2



2

Distance

**1.68km**

RS = Recent sale

UN = Undisclosed Sale

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