

## 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

23 SHERWOOD 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

\$749,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2023

to

29 Feb 2024

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1616 VOYAGER BOULEVARD TARNEIT VIC 3029 | \$832,000 | 09-Nov-23 |
| 35 STUBBERFIELD ROAD TARNEIT VIC 3029   | \$835,000 | 16-Oct-23 |
| 10 COTTEE ROAD TRUGANINA VIC 3029       | \$810,000 | 17-Dec-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: 19 March 2024


**1616 VOYAGER BOULEVARD  
TARNEIT VIC 3029**
 4  3  2

Sold Price

<sup>RS</sup>
**\$832,000**

Sold Date

**09-Nov-23**

Distance

**1.71km**

**35 STUBBERFIELD ROAD TARNEIT  
VIC 3029**
 4  2  2

Sold Price

**\$835,000**

Sold Date

**16-Oct-23**

Distance

**2.11km**

**10 COTTEE ROAD TRUGANINA VIC  
3029**
 4  2  2

Sold Price

**\$810,000**

Sold Date

**17-Dec-23**

Distance

**4.99km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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