

## 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

26 MAZEL DRIVE 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

\$599,000

&

\$649,000

### 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

3 CERATTA CRESCENT TARNEIT VIC 3029	\$630,000	10-Dec-24
162 CROSSWAY AVENUE TARNEIT VIC 3029	\$621,000	31-Oct-24
32 LILYTURF DRIVE TARNEIT VIC 3029	\$650,000	24-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: 13 March 2025



**3 CERATTA CRESCENT TARNEIT  
VIC 3029**

4 2 -

Sold Price

**\$630,000**

Sold Date

**10-Dec-24**

Distance

**0km**



**162 CROSSWAY AVENUE TARNEIT  
VIC 3029**

4 2 2

Sold Price

**\$621,000**

Sold Date

**31-Oct-24**

Distance

**0km**



**32 LILYTURF DRIVE TARNEIT VIC  
3029**

4 2 2

Sold Price

<sup>RS</sup> **\$650,000** <sup>UN</sup>

Sold Date

**24-Feb-25**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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