

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

3 NOAH WAY TARNEIT VIC 3029

Indicative selling price

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

Single Price

or range
between

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2023

to

31 Oct 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

6 CLAIRE WAY TARNEIT VIC 3029	\$660,000	17-Jul-24
26 CLAIRE WAY TARNEIT VIC 3029	\$675,000	30-May-24
10 TEMPLE STREET TARNEIT VIC 3029	\$670,000	26-Jul-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: 14 November 2024



6 CLAIRE WAY TARNEIT VIC 3029 Sold Price **\$660,000** Sold Date **17-Jul-24**

4 2 -

Distance **1.45km**



26 CLAIRE WAY TARNEIT VIC 3029 Sold Price **\$675,000** Sold Date **30-May-24**

4 2 2

Distance **1.47km**



10 TEMPLE STREET TARNEIT VIC 3029 Sold Price ^{RS} **\$670,000** Sold Date **26-Jul-24**

4 2 2

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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