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

32 WICKFORD ROAD 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 \$780,000 & \$820,00
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$649,500	Prop	erty type	y type House		Suburb	Tarneit
Period-from	01 Jul 2024	to	30 Jun 2	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
58 PENROSE PROMENADE TARNEIT VIC 3029	\$802,000	26-Oct-24
12 LINDEMAN STREET TARNEIT VIC 3029	\$850,000	21-Jan-25
14 LINDEMAN STREET TARNEIT VIC 3029	\$830,000	24-Mar-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: 15 July 2025





Sale Team M 0383516300 E info@apmrealestate.com.au



58 PENROSE PROMENADE **TARNEIT VIC 3029**

₾ 2 ⇔ 2 Sold Price

\$802,000 Sold Date **26-Oct-24**

Distance 0.31km



12 LINDEMAN STREET TARNEIT VIC 3029

Sold Price

\$850,000 Sold Date **21-Jan-25**

0.88km Distance



14 LINDEMAN STREET TARNEIT VIC 3029

= 4 ₽ 2 \$ 2 Sold Price

\$830,000 Sold Date **24-Mar-25**

Distance 0.9km

RS = Recent sale

UN = Undisclosed Sale

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