

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

4 FARLEIGH DRIVE 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2024

to

31 Mar 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

2 PARA ROAD TARNEIT VIC 3029	\$1,300,000	09-Jan-25
65 ROSE GRANGE BOULEVARD TARNEIT VIC 3029	\$1,235,000	30-Jan-25
34 CENTURION AVENUE TARNEIT VIC 3029	\$1,260,000	20-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: 24 April 2025



2 PARA ROAD TARNEIT VIC 3029

Sold Price

\$1,300,000

Sold Date

09-Jan-25



5



4



2

Distance

4.7km



**65 ROSE GRANGE BOULEVARD
TARNEIT VIC 3029**

Sold Price

\$1,235,000

Sold Date

30-Jan-25



5



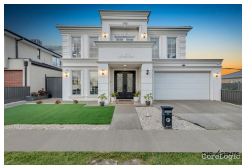
5



2

Distance

5.89km



**34 CENTURION AVENUE TARNEIT
VIC 3029**

Sold Price

\$1,260,000

Sold Date

20-Dec-23



5



3



2

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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