

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 LIVID AVENUE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

House

Suburb

Tarneit

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

45 FERGUSON DRIVE TARNEIT VIC 3029	\$735,000	29-Jul-25
LOT 1152 PEDRA AVENUE TARNEIT VIC 3029	\$727,000	08-Mar-25
4 DEW ROAD TARNEIT VIC 3029	\$738,800	06-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: 25 August 2025



45 FERGUSON DRIVE TARNEIT VIC 3029

Sold Price

RS

\$735,000

Sold Date

29-Jul-25

 4  2  2

Distance

0.93km



LOT 1152 PEDRA AVENUE TARNEIT VIC 3029

Sold Price

\$727,000

Sold Date

08-Mar-25

 4  2  2

Distance

1.98km



4 DEW ROAD TARNEIT VIC 3029

Sold Price

\$738,800

Sold Date

06-Mar-25

 4  2  2

Distance

2.65km



6 TAEDA ROAD TARNEIT VIC 3029

Sold Price

\$720,000

Sold Date

11-Mar-25

 4  2  2

Distance

3.69km



35 ARNISON ROAD TARNEIT VIC 3029

Sold Price

\$737,100

Sold Date

27-May-25

 4  2  2

Distance

3.89km



26 BURGESS ROAD TARNEIT VIC 3029

Sold Price

\$740,000

Sold Date

10-Jul-25

 4  2  2

Distance

4.35km

RS = Recent sale

UN = Undisclosed Sale

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