

## 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

46 OBSIDIAN AVENUE 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,500

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2024

to

30 Jun 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 27 HILDA STREET TARNEIT VIC 3029         | \$550,000 | 23-Feb-25 |
| 13 DRAKE STREET TARNEIT VIC 3029         | \$643,000 | 24-May-25 |
| 55B BUTTERFLY BOULEVARD TARNEIT VIC 3029 | \$580,000 | 27-May-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.~~

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**27 HILDA STREET TARNEIT VIC 3029**

3 2 2

Sold Price **\$550,000** Sold Date **23-Feb-25**

Distance **0.14km**



**13 DRAKE STREET TARNEIT VIC 3029**

4 2 2

Sold Price **\$643,000** Sold Date **24-May-25**

Distance **1.71km**



**55B BUTTERFLY BOULEVARD  
TARNEIT VIC 3029**

3 3 1

Sold Price <sup>RS</sup> **\$580,000** Sold Date **27-May-25**

Distance **1.39km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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