

## 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

5 BONICA STREET 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

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$643,000

Property type

House

Suburb

Tarneit

Period-from

01 May 2024

to

30 Apr 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

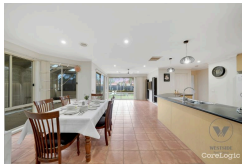
Date of sale

6 CREEKWOOD COURT TARNEIT VIC 3029	\$691,000	12-Apr-25
30 STARLING AVENUE TARNEIT VIC 3029	\$651,000	12-Mar-25
45 KONDALILLA DRIVE TRUGANINA VIC 3029	\$665,000	04-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: 13 May 2025



**6 CREEKWOOD COURT TARNEIT  
VIC 3029**

Sold Price

<sup>RS</sup>

**\$691,000**

Sold Date

**12-Apr-25**



4



2



2

Distance

**0.32km**



**30 STARLING AVENUE TARNEIT  
VIC 3029**

Sold Price

**\$651,000**

Sold Date

**12-Mar-25**



3



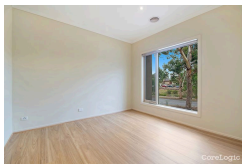
2



2

Distance

**0.38km**



**45 KONDALILLA DRIVE  
TRUGANINA VIC 3029**

Sold Price

**\$665,000**

Sold Date

**04-Mar-25**



4



2



2

Distance

**0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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