

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 LIAM 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

\$645,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Nov 2024

to

31 Oct 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

5 LINDRUM OUTLOOK TARNEIT VIC 3029	\$675,000	14-Oct-25
7 HOLLOWS CIRCUIT TARNEIT VIC 3029	\$670,000	04-Oct-25
72 CLIFTON CIRCUIT TARNEIT VIC 3029	\$770,000	10-Oct-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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Abishek Elawaadhi
P 0499997711
M 0499883311
E abishek@okasre.com.au



5 LINDRUM OUTLOOK TARNEIT VIC 3029

 5  2  2

Sold Price

^{RS}

\$675,000

Sold Date

14-Oct-25

Distance

0.28km



7 HOLLOWS CIRCUIT TARNEIT VIC 3029

 3  2  -

Sold Price

\$670,000

Sold Date

04-Oct-25

Distance

0.34km



72 CLIFTON CIRCUIT TARNEIT VIC 3029

 4  2  2

Sold Price

^{RS}

\$770,000

Sold Date

10-Oct-25

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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