

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

60 MODESTO 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

\$760,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2024

to

31 May 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

49 APORTA AVENUE TARNEIT VIC 3029	\$745,000	23-Dec-24
39 CLOSETTE CIRCUIT TARNEIT VIC 3029	\$745,000	09-Dec-24
13 WEBBER STREET TARNEIT VIC 3029	\$735,000	26-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: 03 June 2025



49 APORTA AVENUE TARNEIT VIC 3029

Sold Price

\$745,000

Sold Date

23-Dec-24



4



2



-

Distance

0.42km



39 CLOSETTE CIRCUIT TARNEIT VIC 3029

Sold Price

Sold Date

09-Dec-24



4



3



2

Distance

0.59km



13 WEBBER STREET TARNEIT VIC 3029

Sold Price

\$735,000

Sold Date

26-Mar-25



4



2



2

Distance

0.73km



26 ELAINE STREET TARNEIT VIC 3029

Sold Price

^{RS} **\$780,000**

Sold Date

16-May-25



5



2



2

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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