

## 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

7 NIA ROAD 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

\$410,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$643,000

Property type

Other

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 7 KENNING ROAD TARNEIT VIC 3029        | \$425,000 | 06-Nov-24 |
| 4 CUBITT CRESCENT TARNEIT VIC 3029     | \$418,000 | 17-Sep-24 |
| 33 GILLIFLOWER STREET TARNEIT VIC 3029 | \$435,000 | 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: 04 June 2025



## 7 KENNING ROAD TARNEIT VIC 3029

Sold Price

**\$425,000**

Sold Date **06-Nov-24**

RS - UN -

Distance **1.77km**



## 4 CUBITT CRESCENT TARNEIT VIC 3029

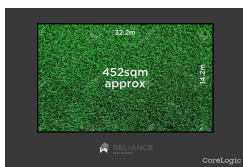
Sold Price

**\$418,000**

Sold Date **17-Sep-24**

RS - UN -

Distance **1.57km**



## 33 GILLIFLOWER STREET TARNEIT VIC 3029

Sold Price

**\$435,000**

Sold Date **06-Mar-25**

RS - UN -

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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