

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

8 BALLADONG CRESCENT 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

\$629,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2024

to

31 Mar 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

2 ALICE WAY TARNEIT VIC 3029	\$625,000	28-Jul-24
23 ARNISON ROAD TARNEIT VIC 3029	\$655,600	01-Jul-24
4 STARLING AVENUE TARNEIT VIC 3029	\$682,000	26-Apr-23

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 April 2025



2 ALICE WAY TARNEIT VIC 3029

Sold Price

\$625,000

Sold Date

28-Jul-24

 3

 2

 2

Distance

1.26km



23 ARNISON ROAD TARNEIT VIC 3029

Sold Price

\$655,600

Sold Date

01-Jul-24

 3

 2

 2

Distance

2.89km



4 STARLING AVENUE TARNEIT VIC 3029

Sold Price

\$682,000

Sold Date

26-Apr-23

 3

 2

 2

Distance

2.9km

RS = Recent sale

UN = Undisclosed Sale

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