## 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

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	- <u>30/9000</u>	&	\$659,000					
Median sale price										
(*Delete house or unit as applicable)										
Median Price	\$642,000	Property type	House	Suburb	Tarneit					

31 Mar 2025

Source

# Comparable property sales (\*Delete A or B below as applicable)

01 Apr 2024

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.

to

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



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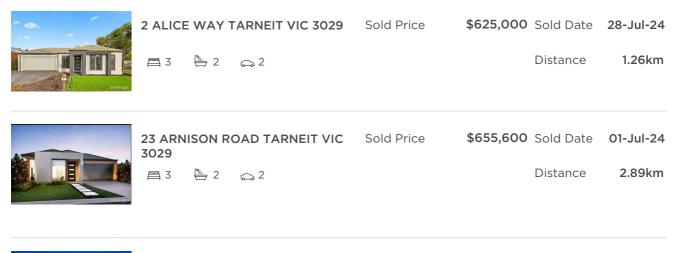


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4 STAR 3029	LING A\	/ENUE TAR	NEIT VIC Sold Price	\$682,000	Sold Date	26-Apr-23
	2 🚔	<b>⇔</b> 2			Distance	2.9km

**RS** = Recent sale UN = Undisclosed Sale

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