

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

80 EDITH STREET, 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

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 or range between

\$460,000

 &

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$660,000

 *House

x

 *Unit

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 Suburb

TARNEIT

Period - From

01 April 2024

 to

31 March 2025

 Source

Core Logic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 5 DOVETAIL WALK, TARNEIT VIC 3029	\$475,000	07-Dec-24
2. 10 MAGENTA WALK, TARNEIT VIC 3029	\$520,000	10-Oct - 24
3. 2/30 BILLABONG CRESCENT, TARNEIT VIC 3029	\$495,000	26 – Feb - 25

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 six months.

Property data source: Corelogic.com.au. Generated on 03/04/2025