

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

9 KAMALA 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

or range
between

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

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

9 OWLET STREET TARNEIT VIC 3029	\$566,000	27-Jan-25
6 HUSTLING STREET TARNEIT VIC 3029	\$649,900	24-Feb-25
24 ALISTER GROVE TARNEIT VIC 3029	\$590,000	10-Feb-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: 07 April 2025



9 OWLET STREET TARNEIT VIC 3029

4 2 1

Sold Price

\$566,000

Sold Date

27-Jan-25

Distance

0.87km



6 HUSTLING STREET TARNEIT VIC 3029

4 2 2

Sold Price

\$649,900

Sold Date

24-Feb-25

Distance

0.29km



24 ALISTER GROVE TARNEIT VIC 3029

3 2 2

Sold Price

\$590,000

Sold Date

10-Feb-25

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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