

## 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

4 Teada Road TARNEIT VIC

### Indicative selling price

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

Single Price

\$695,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

Suburb

Tarneit

Period-from

01 Oct 2023

to

30 Sep 2024

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

14 CRUSADE STREET TARNEIT VIC 3029	\$710,000	27-Jun-24
LOT 2145 ELOQUENCE ROAD TARNEIT VIC 3029	\$738,000	22-May-24
20 TRAVERSE AVENUE TARNEIT VIC 3029	\$685,000	26-Jul-24

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.~~

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Sachin Aggarwal

P 0386578658

M 0425531809

E sachin@sahararealestate.com.au



**14 CRUSADE STREET TARNEIT VIC 3029**

4 2 2

Sold Price

**\$710,000**

Sold Date **27-Jun-24**

Distance **0.9km**



**LOT 2145 ELOQUENCE ROAD  
TARNEIT VIC 3029**

4 2 2

Sold Price

**\$738,000**

Sold Date **22-May-24**

Distance **0.93km**



**20 TRAVERSE AVENUE TARNEIT  
VIC 3029**

4 2 2

Sold Price

**\$685,000**

Sold Date **26-Jul-24**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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