

## 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

LOT 2032 MASH ROAD TARNEIT VIC 3029

### 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

or range  
between

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Tarneit

Period-from

01 Mar 2022

to

28 Feb 2023

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

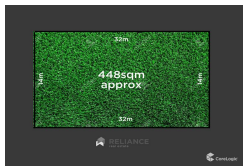
Date of sale

3 THICKET DRIVE TARNEIT VIC 3029	\$460,000	15-Sep-22
107 POLLY PARADE TARNEIT VIC 3029	\$440,000	10-Jun-22
3 MONFERRATO AVENUE TARNEIT VIC 3029	\$457,900	17-Jun-22

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: 09 March 2023



### 3 THICKET DRIVE TARNEIT VIC 3029

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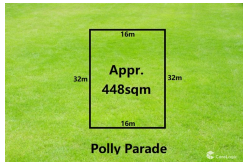
Sold Price

**\$460,000**

Sold Date

**15-Sep-22**

Distance

**2.03km**


### 107 POLLY PARADE TARNEIT VIC 3029

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  5 
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Sold Price

**\$440,000**

Sold Date

**10-Jun-22**

Distance

**1.84km**


### 3 MONFERRATO AVENUE TARNEIT VIC 3029

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Sold Price

**\$457,900**

Sold Date

**17-Jun-22**

Distance

**3.76km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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