

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

80/27 TURVA AVENUE 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$444,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Oct 2022

to

30 Sep 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

3/727 TARNEIT ROAD TARNEIT VIC 3029	415000	26-Jul-23
69 BARRON STREET TARNEIT VIC 3029	406000	13-Jul-23
23/27 TURVA AVENUE TARNEIT VIC 3029	402000	02-Jun-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: 02 October 2023



**3/727 TARNEIT ROAD TARNEIT
 VIC 3029**

 2  1  1

Sold Price **415000** Sold Date **26-Jul-23**

Distance **0.59km**

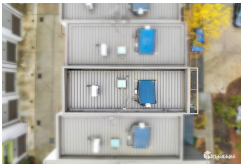


**69 BARRON STREET TARNEIT VIC
 3029**

 2  1  1

Sold Price ^{RS} **406000** Sold Date **13-Jul-23**

Distance **1.2km**



**23/27 TURVA AVENUE TARNEIT
 VIC 3029**

 2  1  1

Sold Price **402000** Sold Date **02-Jun-23**

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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