

## 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

142 INVERELL PARKWAY 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

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2023

to

31 Aug 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

3 KIRRAMA STREET TARNEIT VIC 3029	\$737,000	05-May-24
28 PARKLEA WAY TARNEIT VIC 3029	\$667,000	29-Jun-24
45 WINONA CIRCUIT TARNEIT VIC 3029	\$665,000	26-Aug-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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**3 KIRRAMA STREET TARNEIT VIC 3029**

Sold Price

**\$737,000**

Sold Date **05-May-24**

4 2 2

Distance **0.47km**



**28 PARKLEA WAY TARNEIT VIC 3029**

Sold Price

**\$667,000**

Sold Date **29-Jun-24**

4 2 2

Distance **0.8km**



**45 WINONA CIRCUIT TARNEIT VIC 3029**

Sold Price

<sup>RS</sup> **\$665,000**

Sold Date **26-Aug-24**

4 2 2

Distance **0.87km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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