

## 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

1045 LEAKES 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

\$649,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2023

to

31 Oct 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

2 ROSEHALL STREET TARNEIT VIC 3029	\$658,000	01-Aug-24
34 BARRANGI DRIVE TARNEIT VIC 3029	\$682,500	29-Sep-24
125 HUMMINGBIRD BOULEVARD TARNEIT VIC 3029	\$670,000	03-Nov-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.~~

This Statement of Information was prepared on: 18 November 2024

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**2 ROSEHALL STREET TARNEIT VIC 3029**

Sold Price

**\$658,000**

Sold Date

**01-Aug-24**

4 2 2

Distance

**0.38km**



**34 BARRANGI DRIVE TARNEIT VIC 3029**

Sold Price

**\$682,500**

Sold Date

**29-Sep-24**

4 2 2

Distance

**0.48km**



**125 HUMMINGBIRD BOULEVARD  
TARNEIT VIC 3029**

Sold Price

<sup>RS</sup> **\$670,000**

Sold Date

**03-Nov-24**

4 2 2

Distance

**0.55km**

RS = Recent sale

UN = Undisclosed Sale

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