

## 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

46 ANDROSS CIRCUIT 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

\$400,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$369,750

Property type

Land

Suburb

Tarneit

Period-from

01 Apr 2023

to

31 Mar 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

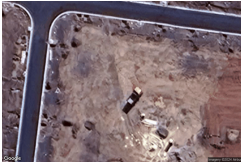
Date of sale

LOT 2023 APORTA AVENUE TARNEIT VIC 3029	\$431,000	11-Oct-23
LOT 2155 ELOQUENCE ROAD TARNEIT VIC 3029	\$406,000	13-Dec-23
12 FEGENT ROAD TARNEIT VIC 3029	\$430,000	11-Dec-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: 08 April 2024



**LOT 2023 APORTA AVENUE  
TARNEIT VIC 3029**

- - -

Sold Price **\$431,000** Sold Date **11-Oct-23**

Distance **0.76km**



**LOT 2155 ELOQUENCE ROAD  
TARNEIT VIC 3029**

- - -

Sold Price **\$406,000** Sold Date **13-Dec-23**

Distance **0.9km**



**12 FEGENT ROAD TARNEIT VIC  
3029**

3 3 1

Sold Price **\$430,000** Sold Date **11-Dec-23**

Distance **2.19km**

RS = Recent sale

UN = Undisclosed Sale

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