

## 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

8 ISHTAR STREET 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

\$765,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,600

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2023

to

30 Sep 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

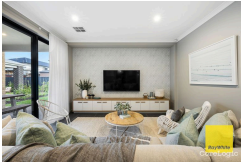
Date of sale

7 GENEROSA GROVE TARNEIT VIC 3029	\$855,000	11-Jul-24
5 GENEROSA GROVE TARNEIT VIC 3029	\$835,000	11-Jul-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: 09 October 2024



**7 GENEROSA GROVE TARNEIT VIC 3029**

Sold Price

<sup>RS</sup> **\$855,000** <sup>UN</sup>

Sold Date

**11-Jul-24**

 4  2  2

Distance

**0.18km**



**5 GENEROSA GROVE TARNEIT VIC 3029**

Sold Price

<sup>RS</sup> **\$835,000** <sup>UN</sup>

Sold Date

**11-Jul-24**

 4  2  2

Distance

**0.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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