

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

57/27 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

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

1E ONYX WAY TARNEIT VIC 3029	500000	14-Aug-23
53 CAPRICORNUS CRESCENT TARNEIT VIC 3029	501000	27-Nov-23
14 CANUNDA WAY TARNEIT VIC 3029	550000	18-Sep-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: 22 April 2024



1E ONYX WAY TARNEIT VIC 3029

Sold Price

^{RS} **500000**

Sold Date **14-Aug-23**

 3  2  2

Distance **0.75km**



**53 CAPRICORNUS CRESCENT
 TARNEIT VIC 3029**

Sold Price

501000

Sold Date **27-Nov-23**

 3  2  1

Distance **0.98km**



**14 CANUNDA WAY TARNEIT VIC
 3029**

Sold Price

550000

Sold Date **18-Sep-23**

 3  2  1

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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