

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

2 PARA ROAD 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Tarneit

Period-from

01 Dec 2023

to

30 Nov 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 HONEYEATER COURT TARNEIT VIC 3029 | \$1,310,000 | 08-Sep-24 |
| 10 HOMEWOOD ENTRANCE TARNEIT VIC 3029 | \$1,290,000 | 20-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: 06 December 2024

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**3 HONEYEATER COURT TARNEIT
VIC 3029**

5 3 -

Sold Price

\$1,310,000

Sold Date **08-Sep-24**

Distance

3.1km



**10 HOMEWOOD ENTRANCE
TARNEIT VIC 3029**

5 3 -

Sold Price

\$1,290,000

Sold Date **20-Jul-24**

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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