

## 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

3 MESA 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

\$730,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2021

to

31 Oct 2022

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 ORIENTATION AVENUE TARNEIT VIC 3029	\$750,000	08-Aug-22
59 LIONSGATE CRESCENT TARNEIT VIC 3029	\$720,000	12-Jun-22
31 KAMALA DRIVE TARNEIT VIC 3029	\$760,000	03-Sep-22

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.~~

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**3 ORIENTATION AVENUE TARNEIT VIC 3029**

Sold Price

**\$750,000**

Sold Date **08-Aug-22**

4 2 2

Distance **1.07km**



**59 LIONSGATE CRESCENT TARNEIT VIC 3029**

Sold Price

**\$720,000**

Sold Date **12-Jun-22**

4 2 2

Distance **1.92km**



**31 KAMALA DRIVE TARNEIT VIC 3029**

Sold Price

**\$760,000**

Sold Date **03-Sep-22**

4 2 2

Distance **3.34km**

RS = Recent sale

UN = Undisclosed Sale

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