

## 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

36 WREATH DRIVE 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

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 1A CONONDALE STREET TARNEIT VIC 3029 | \$635,000 | 23-May-22 |
| 25 ARNISON ROAD TARNEIT VIC 3029     | \$625,000 | 25-May-22 |
| 21 KAREN ROAD TARNEIT VIC 3029       | \$710,000 | 07-Nov-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.~~

This Statement of Information was prepared on: 21 November 2022



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**1A CONONDALE STREET TARNEIT VIC 3029**

Sold Price

**\$635,000**

Sold Date **23-May-22**

4 2 2

Distance **2.09km**



**25 ARNISON ROAD TARNEIT VIC 3029**

Sold Price

<sup>RS</sup> **\$625,000**

Sold Date **25-May-22**

4 2 2

Distance **2.17km**



**21 KAREN ROAD TARNEIT VIC 3029**

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date **07-Nov-22**

4 2 2

Distance **1.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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