

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

40/27 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 \$440,000 & \$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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 |
|-------------------------------------|-----------|--------------|
| 84/27 TURVA AVENUE TARNEIT VIC 3029 | \$436,000 | 03-Dec-21 |
| 69/27 TURVA AVENUE TARNEIT VIC 3029 | \$450,000 | 02-Oct-21 |
| 90/27 TURVA AVENUE TARNEIT VIC 3029 | \$441,000 | 09-Feb-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: 13 May 2022

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84/27 TURVA AVENUE TARNEIT
VIC 3029

3 2 2

Sold Price \$436,000 Sold Date 03-Dec-21

Distance 0.02km



69/27 TURVA AVENUE TARNEIT
VIC 3029

3 2 -

Sold Price \$450,000 Sold Date 02-Oct-21

Distance 0.02km



90/27 TURVA AVENUE TARNEIT
VIC 3029

3 2 2

Sold Price \$441,000 Sold Date 09-Feb-22

Distance 0.04km

RS = Recent sale UN = Undisclosed Sale

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