

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 MONFERRATO 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

\$1,190,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2023

to

31 Oct 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

12 GELLER CIRCUIT TARNEIT VIC 3029	\$1,180,000	09-Nov-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: 20 November 2024



12 GELLER CIRCUIT TARNEIT VIC 3029

5 5 2

Sold Price ^{RS} **\$1,180,000** Sold Date **09-Nov-24**

Distance **1.58km**



10 HOMEWOOD ENTRANCE TARNEIT VIC 3029

5 3 -

Sold Price **\$1,290,000** Sold Date **20-Jul-24**

Distance **3.35km**

RS = Recent sale

UN = Undisclosed Sale

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