

## 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

6 Magara Walk 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

\$495,000

&

\$505,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2020

to

30 Sep 2021

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 4 Eddy Crescent Tarneit VIC 3029    | \$525,000 | 29-Sep-21 |
| 15 Villette Avenue Tarneit VIC 3029 | \$477,500 | 24-Jun-21 |
| 7 Huntsman Close Tarneit VIC 3029   | \$525,000 | 07-Jul-21 |

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 October 2021



**Real Estate**

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4 EDDY CRESCENT, TARNEIT



THE ELDERS

**4 Eddy Crescent Tarneit VIC 3029**

Sold Price

RS

**\$525,000**

Sold Date

**29-Sep-21**

3

2

2

Distance

**0.11km**



**15 Vilette Avenue Tarneit VIC 3029**

Sold Price

**\$477,500**

Sold Date

**24-Jun-21**

3

2

2

Distance

**0.47km**



**7 Huntsman Close Tarneit VIC 3029**

Sold Price

**\$525,000**

Sold Date

**07-Jul-21**

3

2

2

Distance

**0.96km**

RS = Recent sale

UN = Undisclosed Sale

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