

## 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

32 SOCIAL 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

\$590,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$367,500

Property type

Land

Suburb

Tarneit

Period-from

01 Nov 2022

to

31 Oct 2023

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 ARDHA ROAD TARNEIT VIC 3029	\$585,000	08-Aug-23
6 ARDHA ROAD TARNEIT VIC 3029	\$585,000	01-Aug-23
17 ORNAMENT AVENUE TARNEIT VIC 3029	\$619,000	22-May-23

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 2023



**Real Estate**

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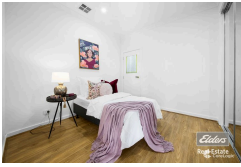


**4 ARDHA ROAD TARNEIT VIC 3029** Sold Price

**\$585,000** Sold Date **08-Aug-23**

3 2 1

Distance **1.73km**



**6 ARDHA ROAD TARNEIT VIC 3029** Sold Price

Sold Date **01-Aug-23**

3 2 1

Distance **1.74km**



**17 ORNAMENT AVENUE TARNEIT  
VIC 3029** Sold Price

**\$619,000** Sold Date **22-May-23**

3 2 1

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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