

## 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

4 NOEL WAY 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

\$600,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Land

Suburb

Tarneit

Period-from

01 Mar 2023

to

29 Feb 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

23 WENACHEE STREET TARNEIT VIC 3029	\$656,000	12-Dec-23
14 TERRACOTTA AVENUE TARNEIT VIC 3029	\$618,000	06-Sep-23
46 ROSSO DRIVE TARNEIT VIC 3029	\$600,000	16-Oct-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.~~

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**Real Estate**

Mandeep Tyagi

P 03 8400 0008

M 0433 769 496

E mandeep.tyagi@eldersrealestate.com.au



**23 WENACHEE STREET TARNEIT  
VIC 3029**

Sold Price

**\$656,000**

Sold Date

**12-Dec-23**

4 2 1

Distance

**0.52km**



**14 TERRACOTTA AVENUE TARNEIT  
VIC 3029**

Sold Price

**\$618,000**

Sold Date

**06-Sep-23**

4 2 1

Distance

**1.3km**



**46 ROSSO DRIVE TARNEIT VIC  
3029**

Sold Price

**\$600,000**

Sold Date

**16-Oct-23**

4 2 1

Distance

**1.28km**

RS = Recent sale

UN = Undisclosed Sale

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