

## 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

54 NASCENT DRIVE 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

\$679,000

&

\$729,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$351,000

Property type

Land

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

7 ABARTH STREET TARNEIT VIC 3029	\$695,000	21-Jul-24
32 RESPECT WAY TARNEIT VIC 3029	\$715,000	20-Jul-24
10 GOWAR ROAD TARNEIT VIC 3029	\$695,000	08-Nov-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: 28 November 2024


**7 ABARTH STREET TARNEIT VIC 3029**

4 2 2

Sold Price

**\$695,000**

Sold Date

**21-Jul-24**

Distance

**0.33km**

**32 RESPECT WAY TARNEIT VIC 3029**

4 2 2

Sold Price

**\$715,000**

Sold Date

**20-Jul-24**

Distance

**1.37km**

**10 GOWAR ROAD TARNEIT VIC 3029**

4 2 2

Sold Price

<sup>RS</sup> **\$695,000**

Sold Date

**08-Nov-24**

Distance

**1.72km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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