

## 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

17 YARDLEY ROAD 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

\$715,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$375,500

Property type

Land

Suburb

Tarneit

Period-from

01 Sep 2022

to

31 Aug 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

7 DUPAIN STREET TARNEIT VIC 3029	\$670,000	07-Mar-23
79 NASCENT DRIVE TARNEIT VIC 3029	\$700,000	06-Apr-23
37 TRAVANCORE STREET TARNEIT VIC 3029	\$676,500	15-Apr-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: 01 September 2023



**7 DUPAIN STREET TARNEIT VIC 3029**

Sold Price **\$670,000** Sold Date **07-Mar-23**

3 2 2

Distance **0.15km**

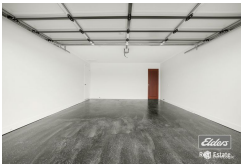


**79 NASCENT DRIVE TARNEIT VIC 3029**

Sold Price **\$700,000** Sold Date **06-Apr-23**

4 2 2

Distance **0.24km**



**37 TRAVANCORE STREET TARNEIT VIC 3029**

Sold Price **\$676,500** Sold Date **15-Apr-23**

4 3 2

Distance **0.19km**

RS = Recent sale      UN = Undisclosed Sale

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