

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

3 Onyx Way Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$399,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Land

Suburb

Tarneit

Period-from

01 Dec 2019

to

30 Nov 2020

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

66/27 Turva Avenue Tarneit VIC 3029	\$439,000	04-Jul-20
76/27 Turva Avenue Tarneit VIC 3029	\$420,000	01-Oct-20
91/27 Turva Avenue Tarneit VIC 3029	\$420,000	16-Sep-20

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 December 2020


66/27 Turva Avenue Tarneit VIC 3029
 3  2  2

Sold Price

\$439,000

Sold Date

04-Jul-20

Distance

0.76km

76/27 Turva Avenue Tarneit VIC 3029
 2  1  1

Sold Price

\$420,000

Sold Date

01-Oct-20

Distance

0.74km

91/27 Turva Avenue Tarneit VIC 3029
 2  1  1

Sold Price

Sold Date

16-Sep-20

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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