

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$415,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$407,500

Property type

Unit

Suburb

Tarneit

Period-from

01 Feb 2020

to

31 Jan 2021

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: 23 February 2021


**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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