

## 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 VILLETTE AVENUE 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

\$540,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2021

to

31 Aug 2022

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 PAVEY STREET TARNEIT VIC 3029	\$610,000	23-Mar-22
21 WARDELL STREET TARNEIT VIC 3029	\$585,000	10-Mar-22
32 STUBBERFIELD ROAD TARNEIT VIC 3029	\$695,000	19-Aug-22

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: 02 September 2022

**7 PAVEY STREET TARNEIT VIC 3029**4  2  2 

Sold Price

**\$610,000**

Sold Date

**23-Mar-22**

Distance

**0.15km****21 WARDELL STREET TARNEIT VIC 3029**4  2  1 

Sold Price

**\$585,000**

Sold Date

**10-Mar-22**

Distance

**0.19km****32 STUBBERFIELD ROAD TARNEIT VIC 3029**4  2  2 

Sold Price

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

Sold Date

**19-Aug-22**

Distance

**0.27km****RS** = Recent sale**UN** = Undisclosed Sale

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