

## 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

9 MEADOWVIEW 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

\$648,000

&

\$688,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2023

to

31 Mar 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

61 ROSE GRANGE BOULEVARD TARNEIT VIC 3029	\$656,000	14-Dec-23
4 SILKWOOD BOULEVARD TARNEIT VIC 3029	\$710,000	22-Nov-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: 08 April 2024

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**61 ROSE GRANGE BOULEVARD  
TARNEIT VIC 3029**

 3  2  2

Sold Price **\$656,000** Sold Date **14-Dec-23**

Distance **0.96km**

**4 SILKWOOD BOULEVARD  
TARNEIT VIC 3029**

 3  2  2

Sold Price **\$710,000** Sold Date **22-Nov-23**

Distance **0.22km**

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

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