

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	93 Nascent Drive Tarneit, 3029
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$590,000 & \$630,000
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### Median sale price

Median price	\$661,500	Property Type	HOUSE	Suburb	TARNEIT
Period - From	01-Jan-2025	to	08-Jul-2025	Source	Ignite

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	37 Arnison Road, Tarneit, VIC 3029	\$692,000	24-Jun-2025
2	35 Travancore Street, Tarneit, VIC 3029	\$690,000	26-Mar-2025
3	5 Ceylon Street, Tarneit, VIC 3029	\$698,000	12-Feb-2025

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