



# STATEMENT OF INFORMATION

18 Tyler Cres, Tarneit 3029

PREPARED BY DK PROPERTY PARTNERS 4/19 SYNNOT STREET, WERRIBEE, VIC-3030



## 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

18 Tyler Crescent 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

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2020

to

30 Sep 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

20 Larson Avenue Tarneit VIC 3029	\$625,000	13-Apr-21
8 Emma Drive Tarneit VIC 3029	\$616,000	18-Jul-20
916 Sayers Road Tarneit VIC 3029	\$655,000	06-Aug-21

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: 22 October 2021

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**20 Larson Avenue Tarneit VIC 3029** Sold Price **\$625,000** Sold Date **13-Apr-21**  
Distance **0.1km**

4 2 2



**8 Emma Drive Tarneit VIC 3029** Sold Price **\$616,000** Sold Date **18-Jul-20**  
Distance **0.24km**

4 2 2



**916 Sayers Road Tarneit VIC 3029** Sold Price **\$655,000** Sold Date **06-Aug-21**  
Distance **0.3km**

4 2 2



**8 Laurence Way Tarneit VIC 3029** Sold Price **\$600,000** Sold Date **03-Aug-21**  
Distance **0.34km**

4 2 2



**36 Bandicoot Loop Tarneit VIC 3029** Sold Price **\$687,000** Sold Date **28-Aug-21**  
Distance **0.38km**

4 2 2



**46 Laurence Way Tarneit VIC 3029** Sold Price **\$621,000** Sold Date **10-Nov-20**  
Distance **0.6km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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33 Lamington Drive Tarneit VIC 3029

4 2 2

Sold Price

**\$625,000**

Sold Date

11-Jan-21

Distance

0.68km



29 Santarosa Avenue Tarneit VIC 3029

4 2 2

Sold Price

**\$650,000**

Sold Date

22-Aug-20

Distance

0.74km



2 Argus Court Tarneit VIC 3029

4 2 2

Sold Price

**\$652,000**

Sold Date

16-Mar-21

Distance

0.92km



6 Mercantour Boulevard Tarneit VIC 3029

4 2 2

Sold Price

**\$630,000**

Sold Date

21-Jun-20

Distance

0.93km



3 Bindi Avenue Tarneit VIC 3029

4 2 2

Sold Price

**\$640,000**

Sold Date

28-Jan-21

Distance

1.16km



22 Cottesloe Boulevard Tarneit VIC 3029

4 2 2

Sold Price

<sup>RS</sup>**\$602,000**

Sold Date

20-Aug-21

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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