

## 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

38 CLARAFIELD 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

\$730,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Tarneit

Period-from

01 Dec 2022

to

30 Nov 2023

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

46 CLARAFIELD CRESCENT TARNEIT VIC 3029	\$770,000	26-Jun-23
6 MALLINA GLEN TARNEIT VIC 3029	\$730,000	05-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: 20 December 2023

**46 CLARAFIELD CRESCENT  
TARNEIT VIC 3029**

5 2 2

Sold Price

RS

**\$770,000**

Sold Date

**26-Jun-23**

Distance

**0.07km****6 MALLINA GLEN TARNEIT VIC  
3029**

4 2 2

Sold Price

**\$730,000**

Sold Date

**05-Aug-22**

Distance

**0.24km**

RS = Recent sale

UN = Undisclosed Sale

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