

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

3 CLEAR DRIVE TARNEIT VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Tarneit

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

5 CLEAR DRIVE TARNEIT VIC 3029	\$650,000	23-Sep-24
4 PECHANGA STREET TARNEIT VIC 3029	\$712,000	09-May-25
15 CLEAR DRIVE TARNEIT VIC 3029	\$675,000	20-Feb-25

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.~~

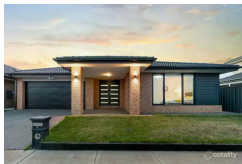
This Statement of Information was prepared on: 16 December 2025



5 CLEAR DRIVE TARNEIT VIC 3029 Sold Price **\$650,000** Sold Date **23-Sep-24**

 4  2  2

Distance **0.02km**



4 PECHANGA STREET TARNEIT VIC 3029 Sold Price **\$712,000** Sold Date **09-May-25**

 4  2  2

Distance **0.13km**



15 CLEAR DRIVE TARNEIT VIC 3029 Sold Price **\$675,000** Sold Date **20-Feb-25**

 4  2  2

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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