

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

JAGGED CIRCUIT 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Tarneit

Period-from

01 Jul 2022

to

30 Jun 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

480 HOGANS ROAD TARNEIT VIC 3029	\$410,000	03-May-23
29 BLAIRMONT CRESCENT TARNEIT VIC 3029	\$400,000	28-Jun-23
12 MOMIL ROAD MOUNT COTTRELL VIC 3024	\$410,000	21-Jun-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: 27 July 2023

 	480 HOGANS ROAD TARNEIT VIC 3029	Sold Price	\$410,000	Sold Date	03-May-23	
						Distance 1.34km
	29 BLAIRMONT CRESCENT TARNEIT VIC 3029	Sold Price	^{RS} \$400,000	Sold Date	28-Jun-23	
						Distance 1.73km
	12 MOMIL ROAD MOUNT COTTRELL VIC 3024	Sold Price	\$410,000	Sold Date	21-Jun-22	
						Distance 3.59km

RS = Recent sale

UN = Undisclosed Sale

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