



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**4 Cohen Avenue,  
TARNEIT 3029**

House

3 beds

2 baths

2 parking

### Indicative selling price

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

**Range \$440,000 - \$460,000**

### Median sale price

Median **House** for **TARNEIT** for period **Jul 2018 - Sep 2018**

Sourced from **Pricefinder**.

**\$570,000**

### 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 the most comparable to the property for sale.

**13 Bobby Drive,**  
Tarneit 3029

Price **\$576,000** Sold 21  
October 2018

**328 Davis Road,**  
Tarneit 3029

Price **\$570,000** Sold 16  
August 2018

**80 Tyler Crescent,**  
Tarneit 3029

Price **\$558,000** Sold 08  
October 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Stockdale & Leggo Laverton

7/4 Norwest Avenue,  
Laverton VIC 3026

### Contact agents



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**Stockdale  
& Leggo**