

## 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 Cathedral Court 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

\$780,000

&

\$858,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,502

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2019

to

31 Jan 2020

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

7 Serenity Way Tarneit VIC 3029	\$820,000	12-Oct-19
6 St James Wood Drive Tarneit VIC 3029	\$800,000	09-Oct-19
3 Pegasus Court Tarneit VIC 3029	\$750,000	28-Oct-19

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 February 2020



**7 Serenity Way Tarneit VIC 3029**

Sold Price

**\$820,000**

Sold Date

**12-Oct-19**

 5  2  2

Distance

**1.57km**



**6 St James Wood Drive Tarneit VIC 3029**

Sold Price

**\$800,000**

Sold Date

**09-Oct-19**

 4  2  3

Distance

**0.25km**



**3 Pegasus Court Tarneit VIC 3029**

Sold Price

**\$750,000**

Sold Date

**28-Oct-19**

 4  2  2

Distance

**1.09km**

RS = Recent sale

UN = Undisclosed Sale

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