

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

5 EGREMONT AVENUE 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

\$525,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2023

to

31 Jan 2024

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

5 ISLAMABAD CRESCENT MOUNT COTTRELL VIC 3024	\$615,000	08-Dec-23
14 BANQUET DRIVE TARNEIT VIC 3029	\$551,000	26-Aug-23
9 MONTIA STREET TARNEIT VIC 3029	\$566,000	26-Aug-23

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: 19 February 2024


**5 ISLAMABAD CRESCENT MOUNT
COTTRELL VIC 3024**

Sold Price

\$615,000

Sold Date **08-Dec-23**
 4  2  1

Distance **1.02km**

**14 BANQUET DRIVE TARNEIT VIC
3029**

Sold Price

\$551,000

Sold Date **26-Aug-23**
 3  2  2

Distance **1.11km**

**9 MONTIA STREET TARNEIT VIC
3029**

Sold Price

\$566,000

Sold Date **26-Aug-23**
 3  2  1

Distance **1.12km**
RS = Recent sale

UN = Undisclosed Sale

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