

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

14 CUBITT CRESCENT 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

\$505,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Tarneit

Period-from

01 Mar 2023

to

29 Feb 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

| | | |
|---------------------------------------|-----------|-----------|
| LOT 2116 CRIB STREET TARNEIT VIC 3029 | \$451,000 | 09-Nov-23 |
| 27 CINNAMARA CIRCUIT TARNEIT VIC 3029 | \$452,000 | 02-Jan-24 |
| 84 CENTURION AVENUE TARNEIT VIC 3029 | \$472,000 | 26-Oct-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.~~

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**LOT 2116 CRIB STREET TARNEIT
VIC 3029**

Sold Price **\$451,000** Sold Date **09-Nov-23**

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Distance **0.62km**



**27 CINNAMARA CIRCUIT TARNEIT
VIC 3029**

Sold Price ^{RS} **\$452,000** Sold Date **02-Jan-24**

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Distance **3.86km**



**84 CENTURION AVENUE TARNEIT
VIC 3029**

Sold Price **\$472,000** Sold Date **26-Oct-23**

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Distance **4.37km**

RS = Recent sale **UN** = Undisclosed Sale

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