

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

29 ISLAMABAD CRESCENT MOUNT COTTRELL VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$255,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Mount Cottrell

Period-from

01 Dec 2022

to

30 Nov 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

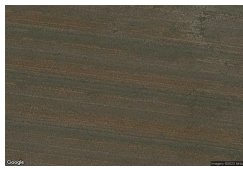
Date of sale

4 TUFT STREET TARNEIT VIC 3029	\$268,000	26-Jul-23
17 CANDLES STREET TARNEIT VIC 3029	\$262,400	20-Feb-23
34 BLENRIL AVENUE TARNEIT VIC 3029	\$274,000	19-May-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: 02 December 2023



4 TUFT STREET TARNEIT VIC 3029 Sold Price **\$268,000** Sold Date **26-Jul-23**

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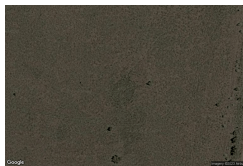
Distance **1.09km**



17 CANDLES STREET TARNEIT VIC 3029 Sold Price **\$262,400** Sold Date **20-Feb-23**

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Distance **1.17km**



34 BLENRIL AVENUE TARNEIT VIC 3029 Sold Price **\$274,000** Sold Date **19-May-23**

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Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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