

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

4 COHEN 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Tarneit

Period-from

01 Jan 2022

to

31 Dec 2022

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

39 PLENITUDE ROAD TARNEIT VIC 3029

\$597,000

14-Oct-22

43 SWAINSON CLOSE TARNEIT VIC 3029

\$618,000

09-Jan-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: 25 January 2023



39 PLENITUDE ROAD TARNEIT VIC 3029 Sold Price **\$597,000** Sold Date **14-Oct-22**

 3  2  2

Distance **1.49km**



43 SWAINSON CLOSE TARNEIT VIC 3029 Sold Price ^{RS} **\$618,000** Sold Date **09-Jan-23**

 3  2  2

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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