

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

44 KARACHI AVENUE 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

or range
between

\$799,000

&

\$878,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

House

Suburb

Mount Cottrell

Period-from

01 Jan 2024

to

31 Dec 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

115 HOUDINI DRIVE TARNEIT VIC 3029	\$800,000	18-Sep-24
20 LOFTY ROAD TARNEIT VIC 3029	\$845,000	25-Oct-24

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: 23 January 2025



**115 HOUDINI DRIVE TARNEIT VIC
3029**

 4  3  2

Sold Price

\$800,000

Sold Date

18-Sep-24

Distance

1.11km



**20 LOFTY ROAD TARNEIT VIC
3029**

 4  2  2

Sold Price

^{RS} **\$845,000**

Sold Date

25-Oct-24

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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