

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

26 CINNAMARA CIRCUIT 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

\$699,000

&

\$749,000

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

17 SANTAROSA AVENUE TARNEIT VIC 3029	\$800,000	20-Jul-21
17 CINNAMARA CIRCUIT TARNEIT VIC 3029	\$725,000	17-Mar-22
5 LIONSGATE CRESCENT TARNEIT VIC 3029	\$755,000	22-Nov-22

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: 05 January 2023



17 SANTAROSA AVENUE TARNEIT VIC 3029

4 2 -

Sold Price

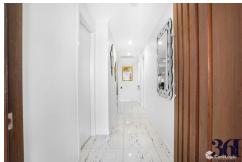
\$800,000

Sold Date

20-Jul-21

Distance

0.09km



17 CINNAMARA CIRCUIT TARNEIT VIC 3029

4 3 2

Sold Price

\$725,000

Sold Date

17-Mar-22

Distance

0.09km



5 LIONSGATE CRESCENT TARNEIT VIC 3029

4 2 2

Sold Price

\$755,000

Sold Date

22-Nov-22

Distance

0.14km



36 EDITH STREET TARNEIT VIC 3029

4 2 2

Sold Price

\$675,000

Sold Date

29-Dec-21

Distance

0.15km



1 FITZHERBERT STREET TARNEIT VIC 3029

4 2 2

Sold Price

\$704,000

Sold Date

19-Sep-21

Distance

0.23km



54 LIONSGATE CRESCENT TARNEIT VIC 3029

4 2 2

Sold Price

\$705,000

Sold Date

11-Nov-21

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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**31 CELTIC ROAD TARNEIT VIC
3029**

4 2 -

Sold Price

\$769,900

Sold Date **06-May-22**

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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