

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

8 Coffey Street 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

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Other

Suburb

Tarneit

Period-from

01 Apr 2020

to

31 Mar 2021

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

28 Vilette Avenue Tarneit VIC 3029	\$350,000	11-Jan-21
28 Stubberfield Road Tarneit VIC 3029	\$347,000	19-Apr-21
64 Flanagan Street Tarneit VIC 3029	\$335,000	30-Nov-20

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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AREASPECIALIST

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 Titled Land Approx. 448m2 - 14°32' Contact Anil Sethi 0423 078 715	28 Villette Avenue Tarneit VIC 3029	Sold Price	\$350,000	Sold Date	11-Jan-21
	 -  - 			Distance	0.21km
   EMERALD PARK ESTATE 392m²	28 Stubberfield Road Tarneit VIC 3029	Sold Price	^{RS} \$347,000	Sold Date	19-Apr-21
	 -  - 			Distance	0.35km
	64 Flanagan Street Tarneit VIC 3029	Sold Price	\$335,000	Sold Date	30-Nov-20
	 -  - 			Distance	0.57km

RS = Recent sale

UN = Undisclosed Sale

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