



STATEMENT OF INFORMATION

20 TYLER CRESCENT, TARNEIT, VIC 3029

PREPARED BY MERAL KANTARCIOGLU, SPRINT PROPERTY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 TYLER CRESCENT, TARNEIT, VIC 3029

3

2

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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$420,000 to \$440,000

Provided by: Meral Kantarcioglu, Sprint Property

MEDIAN SALE PRICE



TARNEIT, VIC, 3029

Suburb Median Sale Price (House)

\$479,950

01 January 2017 to 30 June 2017

Provided by: pricerfinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



62 MOOROOKYLE AVE, TARNEIT, VIC 3029

3

2

2

Sale Price

\$417,000

Sale Date: 30/03/2017

Distance from Property: 423m



5 TALLINGA ST, TARNEIT, VIC 3029

3

2

2

Sale Price

\$435,000

Sale Date: 25/03/2017

Distance from Property: 869m



20 MARIPOSA WAY, TARNEIT, VIC 3029

3

2

2

Sale Price

\$435,000

Sale Date: 14/03/2017

Distance from Property: 1km



This report has been compiled on 10/07/2017 by Sprint Property. Property Data Solutions Pty Ltd 2017 - www.pricerfinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 TYLER CRESCENT, TARNEIT, VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$420,000 to \$440,000

Median sale price

Median price

\$479,950

House

X

Unit


Suburb

TARNEIT

Period

01 January 2017 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
62 MOOROOKYLE AVE, TARNEIT, VIC 3029	\$417,000	30/03/2017
5 TALLINGA ST, TARNEIT, VIC 3029	\$435,000	25/03/2017
20 MARIPOSA WAY, TARNEIT, VIC 3029	\$435,000	14/03/2017