

## 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

60 CHERISH DRIVE TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,500

Property type

Unit

Suburb

Tarneit

Period-from

01 Nov 2023

to

31 Oct 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

6 KINDRED WAY TARNEIT VIC 3029	\$540,000	12-Nov-24
4 COUSENS STREET TARNEIT VIC 3029	\$550,000	13-Oct-24
22 SPREE STREET TARNEIT VIC 3029	\$548,999	29-Jul-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: 26 November 2024



**6 KINDRED WAY TARNEIT VIC 3029**

 3  2  1

Sold Price

<sup>RS</sup> **\$540,000**

Sold Date **12-Nov-24**

Distance **0.39km**



**4 COUSENS STREET TARNEIT VIC 3029**

 3  2  1

Sold Price

**\$550,000**

Sold Date **13-Oct-24**

Distance **1.21km**



**22 SPREE STREET TARNEIT VIC 3029**

 3  2  1

Sold Price

**\$548,999**

Sold Date **29-Jul-24**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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