

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 9 Joybells Crescent, Tarneit Vic 3029

Indicative selling price

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

\$579,000

&

\$599,000

Median sale price

Median price \$552,500

Property type House

Suburb Tarneit

Period - From 01/03/2019

to

27/03/2020

Source Realestate.com.au

Comparable property sales

A* 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
1 10 Westmill Dr HOPPERS CROSSING 3029	\$595,000	06/11/2019
2 26 Mckenzie Cr HOPEPRS CROSSING 3029	\$595,000	04/11/2019
3 3 Tucker Ct HOPPERS CROSSING 3029	\$594,000	16/12/2019

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 six months.~~

This Statement of Information was prepared on:

07/04/2020 16:23