

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

12 CELOSIA WAY 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

\$740,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

~~\$240,000~~
\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Sep 2023

to

31 Aug 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

38 NACARAT STREET TARNEIT VIC 3029	\$735,000	25-Apr-23
14 MURCOTT AVENUE TARNEIT VIC 3029	\$751,500	28-Oct-23
8 VERMILLION ROAD TARNEIT VIC 3029	\$757,777	03-Aug-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: 04 September 2024



38 NACARAT STREET TARNEIT VIC 3029 Sold Price **\$735,000** Sold Date **25-Apr-23**

4 2 2

Distance **0.45km**



14 MURCOTT AVENUE TARNEIT VIC 3029 Sold Price **\$751,500** Sold Date **28-Oct-23**

4 2 -

Distance **0.6km**



8 VERMILLION ROAD TARNEIT VIC 3029 Sold Price ^{RS} **\$757,777** Sold Date **03-Aug-24**

4 2 2

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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