

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

1 CAPRICORNUS CRESCENT 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

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2021

to

30 Jun 2022

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 CAPRICORNUS CRESCENT TARNEIT VIC 3029	\$632,000	15-Nov-21
21 KINNEAR AVENUE TARNEIT VIC 3029	\$607,000	09-Jun-22
13 STYLE WAY TARNEIT VIC 3029	\$600,000	08-Dec-21

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: 27 July 2022



6 CAPRICORNUS CRESCENT TARNEIT VIC 3029

 3
  2
  2

Sold Price **\$632,000** Sold Date **15-Nov-21**

Distance **0.08km**

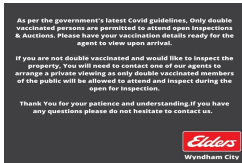


21 KINNEAR AVENUE TARNEIT VIC 3029

 3
  2
  2

Sold Price **\$607,000** Sold Date **09-Jun-22**

Distance **0.33km**



13 STYLE WAY TARNEIT VIC 3029

 3
  2
  2

Sold Price **\$600,000** Sold Date **08-Dec-21**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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