

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

24 Cinnamara Circuit 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

\$295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$305,000

Property type

Land

Suburb

Tarneit

Period-from

01 Jan 2019

to

31 Dec 2019

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

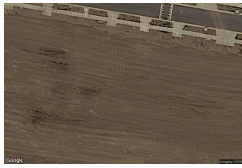
Date of sale

27 Santarosa Avenue Tarneit VIC 3029	\$307,000	07-Jul-19
16 Bombala Street Tarneit VIC 3029	\$315,400	07-Jun-18
40 Homebush Drive Tarneit VIC 3029	\$320,000	30-Oct-18

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: 07 January 2020



27 Santarosa Avenue Tarneit VIC 3029

Sold Price

\$307,000

Sold Date

07-Jul-19



4



3



2

Distance

0.12km



16 Bombala Street Tarneit VIC 3029

Sold Price

\$315,400

Sold Date

07-Jun-18



4



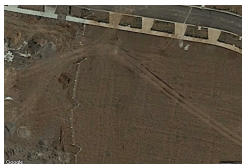
2



2

Distance

0.28km



40 Homebush Drive Tarneit VIC 3029

Sold Price

\$320,000

Sold Date

30-Oct-18



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-

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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