

## 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

15 COBALT STREET 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

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2024

to

31 Jan 2025

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

3 BLAIRMONT CRESCENT TARNEIT VIC 3029	\$795,000	07-Aug-24
77 CINNAMARA CIRCUIT TARNEIT VIC 3029	\$780,000	28-Jan-25
30 BANDICOOT LOOP TARNEIT VIC 3029	\$765,000	16-Dec-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.~~

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**3 BLAIRMONT CRESCENT TARNEIT VIC 3029** Sold Price **\$795,000** Sold Date **07-Aug-24**

4 2 2

Distance **0.24km**



**77 CINNAMARA CIRCUIT TARNEIT VIC 3029** Sold Price <sup>RS</sup> **\$780,000** Sold Date **28-Jan-25**

4 2 2

Distance **0.46km**



**30 BANDICOOT LOOP TARNEIT VIC 3029** Sold Price <sup>RS</sup> **\$765,000** Sold Date **16-Dec-24**

4 2 2

Distance **0.92km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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