

Comparable Sales

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

22 JOSEBURY ROAD TARNEIT VIC 3029

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$670,000

Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,250

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2023

to

30 Jun 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
14 JOSEBURY ROAD TARNEIT VIC 3029	\$640,000	06-Apr-24
6 KERLIN CRESCENT TARNEIT VIC 3029	\$682,500	12-Feb-24
25 WOOLYBUSH DRIVE TARNEIT VIC 3029	\$640,000	15-Jun-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: 11 July 2024

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