

## 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

7 CREMELLO CRESCENT 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

\$400,000

&

\$430,000

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| LOT 843 DINNER GROVE TARNEIT VIC 3029 | \$433,000 | 28-Mar-24 |
| LOT 817 DINNER GROVE TARNEIT VIC 3029 | \$403,000 | 19-Jan-24 |
| 12 FEGENT ROAD TARNEIT VIC 3029       | \$430,000 | 11-Dec-23 |

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: 19 July 2024

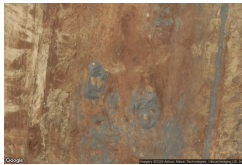


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**LOT 843 DINNER GROVE TARNEIT  
VIC 3029**

Sold Price

**\$433,000**

Sold Date

**28-Mar-24**



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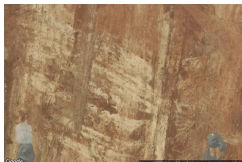
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Distance

**0.54km**



**LOT 817 DINNER GROVE TARNEIT  
VIC 3029**

Sold Price

**\$403,000**

Sold Date

**19-Jan-24**



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Distance

**0.58km**



**12 FEGENT ROAD TARNEIT VIC  
3029**

Sold Price

**\$430,000**

Sold Date

**11-Dec-23**



3



3



1

Distance

**2km**

RS = Recent sale

UN = Undisclosed Sale

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