

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$399,900

&

\$429,990

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

22 FLOCK STREET TARNEIT VIC 3029	\$440,000	31-May-24
4 CELOSIA WAY TARNEIT VIC 3029	\$450,000	27-Feb-24
19 ORIENTATION AVENUE TARNEIT VIC 3029	\$435,000	12-Jan-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: 09 July 2024



22 FLOCK STREET TARNEIT VIC 3029

Sold Price

\$440,000

Sold Date

31-May-24



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Distance

0.69km



4 CELOSIA WAY TARNEIT VIC 3029

Sold Price

\$450,000

Sold Date

27-Feb-24



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Distance

1.17km



19 ORIENTATION AVENUE TARNEIT VIC 3029

Sold Price

\$435,000

Sold Date

12-Jan-24



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Distance

2.49km

RS = Recent sale

UN = Undisclosed Sale

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