

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

10 Joybells Crescent, Tarneit Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$580,000

Median sale price

Median price \$645,000

Property Type House

Suburb Tarneit

Period - From 01/10/2023

to 30/09/2024

Source REIV

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 six 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
1	2 Governor CI TARNEIT 3029	\$660,000	08/10/2024
2	206 Thames Blvd TARNEIT 3029	\$620,000	05/10/2024
3	9 Chesterton Av TARNEIT 3029	\$660,000	14/08/2024

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 six months.~~

This Statement of Information was prepared on:

26/11/2024 21:09

10 Joybells Crescent, Tarneit Vic 3029

Tony Gerace
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Property Type: Land
Land Size: 620 sqm approx
Agent Comments

Indicative Selling Price
\$580,000
Median House Price
Year ending September 2024: \$645,000

Comparable Properties



2 Governor CI TARNEIT 3029 (REI)

[Agent Comments](#)



Price: \$660,000
Method: Private Sale
Date: 08/10/2024
Property Type: House
Land Size: 600 sqm approx

206 Thames Blvd TARNEIT 3029 (REI/VG)

[Agent Comments](#)



Price: \$620,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 537 sqm approx



9 Chesterton Av TARNEIT 3029 (REI/VG)

[Agent Comments](#)



Price: \$660,000
Method: Private Sale
Date: 14/08/2024
Property Type: House
Land Size: 649 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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