

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

2/2 JOYBELLS 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

\$469,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Other

Suburb

Tarneit

Period-from

01 Feb 2022

to

31 Jan 2023

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

1/23 CHESTERTON AVENUE TARNEIT VIC 3029	\$499,000	08-Nov-22
3/96-98 THAMES BOULEVARD WERRIBEE VIC 3030	\$471,750	09-Sep-22
39 HARKAWAY AVENUE HOPPERS CROSSING VIC 3029	\$470,000	05-Jan-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: 07 February 2023



**1/23 CHESTERTON AVENUE
TARNEIT VIC 3029**

3 2 2

Sold Price **\$499,000** Sold Date **08-Nov-22**

Distance **0.4km**



**3/96-98 THAMES BOULEVARD
WERRIBEE VIC 3030**

3 2 1

Sold Price **\$471,750** Sold Date **09-Sep-22**

Distance **1.12km**



**39 HARKAWAY AVENUE HOPPERS
CROSSING VIC 3029**

3 2 1

Sold Price ^{RS} **\$470,000** Sold Date **05-Jan-23**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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