

# 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](https://consumer.vic.gov.au/underquoting)

Price between

\$530,000

&

\$550,000

### 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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Indicative Selling Price

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



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

## 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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