

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 39 Nottingham Crescent, Tarneit, VIC 3029

Indicative selling price

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

Price Range \$520,000 & \$570,000

Median sale price

Median price \$650,000 Property Type House Suburb Tarneit (3029)
Period - From 01/05/2022 to 30/04/2023 Source Corelogic

Comparable property sales

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
48 FINCHLEY PARK CRESCENT, TARNEIT VIC 3029	\$541,000	17/02/2023
13 CHANTELE PARADE, TARNEIT VIC 3029	\$550,000	17/04/2023
19 NOTTINGHAM CRESCENT, TARNEIT VIC 3029	\$520,000	20/04/2023

This Statement of Information was prepared on: 16/05/2023