

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

3 CUTTLEFISH CIRCUIT 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

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

4 HILLCREST PARADE TARNEIT VIC 3029	\$610,000	01-May-23
66 SURIN ROAD TARNEIT VIC 3029	\$647,000	27-Mar-24
5 BOBBY DRIVE TARNEIT VIC 3029	\$605,000	20-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: 02 July 2024



4 HILLCREST PARADE TARNEIT VIC 3029

Sold Price

\$610,000

Sold Date

01-May-23

3

2

2

Distance

0.42km



66 SURIN ROAD TARNEIT VIC 3029

Sold Price

\$647,000

Sold Date

27-Mar-24

3

2

2

Distance

0.38km



5 BOBBY DRIVE TARNEIT VIC 3029

Sold Price

\$605,000

Sold Date

20-Jan-24

3

2

2

Distance

2.2km

RS = Recent sale

UN = Undisclosed Sale

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