

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

1 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

\$429,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Other

Suburb

Tarneit

Period-from

01 Jan 2019

to

31 Dec 2019

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

1/8 Jordyn Street Tarneit VIC 3029	\$440,000	07-Aug-19
1/2 Jordyn Street Tarneit VIC 3029	\$442,000	02-Nov-19
2/21 Anglia Court Werribee VIC 3030	\$445,000	10-Oct-19

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.~~

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Mitch Smit
P 03 97417777
M 0450913513
E msmit@ypa.com.au



1/8 Jordyn Street Tarneit VIC 3029 Sold Price **\$440,000** Sold Date **07-Aug-19**

3 2 1

Distance **0.29km**



1/2 Jordyn Street Tarneit VIC 3029 Sold Price **\$442,000** Sold Date **02-Nov-19**

3 1 1

Distance **0.35km**



2/21 Anglia Court Werribee VIC 3030 Sold Price **\$445,000** Sold Date **10-Oct-19**

3 2 1

Distance **1.16km**

RS = Recent sale UN = Undisclosed Sale

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