

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

8 Magara Walk 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

\$495,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2020

to

30 Sep 2021

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 Eddy Crescent Tarneit VIC 3029	\$525,000	29-Sep-21
18 Cousens Street Tarneit VIC 3029	\$500,000	25-Jul-21
11 Villette Avenue Tarneit VIC 3029	\$480,000	13-Oct-21

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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Real Estate

Yogesh Ahuja

M 0426267900

E Yogesh.ahuja@eldersrealestate.com.au



4 Eddy Crescent Tarneit VIC 3029 Sold Price ^{RS} **\$525,000** Sold Date **29-Sep-21**

3 2 2

Distance **0.1km**



18 Cousens Street Tarneit VIC 3029 Sold Price **\$500,000** Sold Date **25-Jul-21**

3 2 1

Distance **0.15km**



11 Villette Avenue Tarneit VIC 3029 Sold Price ^{RS} **\$480,000** Sold Date **13-Oct-21**

3 2 2

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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