

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

12 CUBITT 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

\$5,010,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Tarneit

Period-from

01 Apr 2023

to

31 Mar 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

8 TWYFORD WAY TARNEIT VIC 3029	\$515,000	09-Apr-24
6 JOURNEY DRIVE TARNEIT VIC 3029	\$478,000	06-Mar-24
84 CENTURION AVENUE TARNEIT VIC 3029	\$472,000	26-Oct-23

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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8 TWYFORD WAY TARNEIT VIC 3029

Sold Price

^{RS} **\$515,000** Sold Date **09-Apr-24**

- - -

Distance **1.49km**



6 JOURNEY DRIVE TARNEIT VIC 3029

Sold Price

^{RS} **\$478,000** Sold Date **06-Mar-24**

- - -

Distance **0.74km**



84 CENTURION AVENUE TARNEIT VIC 3029

Sold Price

\$472,000 Sold Date **26-Oct-23**

- - -

Distance **4.36km**

RS = Recent sale

UN = Undisclosed Sale

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