

## 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

46 MODERN CRESCENT TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$749,000

&

\$779,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2022

to

30 Sep 2023

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 18 EDDY CRESCENT TARNEIT VIC 3029   | \$770,000 | 26-Apr-23 |
| 60 FLANAGAN STREET TARNEIT VIC 3029 | \$760,000 | 12-Jul-23 |
| 5 DEBUT AVENUE TARNEIT VIC 3029     | \$760,000 | 04-Jul-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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**18 EDDY CRESCENT TARNEIT VIC 3029**

4 2 2

Sold Price

**\$770,000**

Sold Date

**26-Apr-23**

Distance

**0.91km**



**60 FLANAGAN STREET TARNEIT VIC 3029**

4 2 2

Sold Price

**\$760,000**

Sold Date

**12-Jul-23**

Distance

**0.76km**



**5 DEBUT AVENUE TARNEIT VIC 3029**

4 2 2

Sold Price

Sold Date

**04-Jul-23**

Distance

**0.64km**

RS = Recent sale

UN = Undisclosed Sale

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