

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

2 Coolart Close 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

\$629,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

House

Suburb

Tarneit

Period-from

01 Mar 2021

to

28 Feb 2022

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 Limelight Street Tarneit VIC 3029	\$652,000	01-May-21
26 Risdon Circuit Tarneit VIC 3029	\$645,000	04-Feb-22
54 Crossway Avenue Tarneit VIC 3029	\$645,000	19-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.

This Statement of Information was prepared on: 04 March 2022



4 Limelight Street Tarneit VIC 3029 Sold Price **\$652,000** Sold Date **01-May-21**

4 2 2

Distance **0.94km**



26 Risdon Circuit Tarneit VIC 3029 Sold Price ^{RS} **\$645,000** Sold Date **04-Feb-22**

4 2 3

Distance **0.6km**



54 Crossway Avenue Tarneit VIC 3029 Sold Price **\$645,000** Sold Date **19-Oct-21**

4 2 2

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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