

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

14 SINCLAIR 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2023

to

30 Jun 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

32 EDMUND DRIVE TARNEIT VIC 3029	\$610,000	17-Apr-24
34 CEPORA ROAD TARNEIT VIC 3029	\$650,000	27-Jun-24
66 ISABELLA WAY TARNEIT VIC 3029	\$650,000	07-Jun-24

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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32 EDMUND DRIVE TARNEIT VIC 3029

4 2 2

Sold Price

\$610,000

Sold Date **17-Apr-24**

Distance **0.42km**



34 CEPORA ROAD TARNEIT VIC 3029

4 2 2

Sold Price

^{RS} **\$650,000**

Sold Date **27-Jun-24**

Distance **0.51km**



66 ISABELLA WAY TARNEIT VIC 3029

4 2 2

Sold Price

Sold Date **07-Jun-24**

Distance **0.71km**



10 HARKER ESPLANADE TARNEIT VIC 3029

4 2 2

Sold Price

\$630,500

Sold Date **07-Feb-24**

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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