

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

20 COTTESLOE BOULEVARD 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

\$647,250

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

19 CERATTA CRESCENT TARNEIT VIC 3029	661000	12-Feb-24
237 BETHANY ROAD TARNEIT VIC 3029	660000	27-Apr-24
16 APORTA AVENUE TARNEIT VIC 3029	635000	29-Apr-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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kapil taak
P 0397318888
M 0413720509
E ktaak@barryplant.com.au



19 CERATTA CRESCENT TARNEIT VIC 3029

Sold Price

661000

Sold Date

12-Feb-24

 4  2  2

Distance

1.69km



237 BETHANY ROAD TARNEIT VIC 3029

Sold Price

660000

Sold Date

27-Apr-24

 3  2  2

Distance

1.97km



16 APORTA AVENUE TARNEIT VIC 3029

Sold Price

635000

Sold Date

29-Apr-24

 3  2  2

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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