

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 27 Blue Jay Crescent, Tarneit

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 \$580,000 & \$620,000

Median sale price

(*Delete house or unit as applicable)

Median price \$655,000 *House ☒ *Unit ☐ Suburb TARNEIT

Period - From Aug 2024 to Feb 2025 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
9 Friend Way, Tarneit	\$604,500	14 th Jan 2024
26 Yarlington Road, Tarneit	\$600,000	10 th Feb 2025
10 Felix Way, Tarneit	\$580,000	4 th Feb 2025

Property data source: Corelogic.com.au. Generated on 12th February 2025.