

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

7 COTTONFIELD WAY 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2024

to

30 Jun 2025

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

1 COTTONFIELD WAY TARNEIT VIC 3029	\$560,000	08-Apr-25
25B PENROSE PROMENADE TARNEIT VIC 3029	\$590,000	15-Feb-25
55B BUTTERFLY BOULEVARD TARNEIT VIC 3029	\$580,000	27-May-25

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: 01 July 2025



1 COTTONFIELD WAY TARNEIT VIC 3029 Sold Price

^{RS} **\$560,000** Sold Date **08-Apr-25**

3 2 2

Distance **0.02km**



**25B PENROSE PROMENADE
TARNEIT VIC 3029**

Sold Price

\$590,000 Sold Date **15-Feb-25**

3 2 2

Distance **1.99km**



**55B BUTTERFLY BOULEVARD
TARNEIT VIC 3029**

Sold Price

^{RS} **\$580,000** Sold Date **27-May-25**

3 3 1

Distance **3.7km**

RS = Recent sale

UN = Undisclosed Sale

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