

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

9 PERSIAN 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

\$749,000

&

\$779,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,000

Property type

House

Suburb

Tarneit

Period-from

01 May 2024

to

30 Apr 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

8 VERMILLION ROAD TARNEIT VIC 3029	\$757,777	03-Aug-24
10 VERMILLION ROAD TARNEIT VIC 3029	\$770,000	19-May-25
25 CUSHION WAY TARNEIT VIC 3029	\$840,000	05-Sep-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.~~

This Statement of Information was prepared on: 23 May 2025



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8 VERMILLION ROAD TARNEIT VIC 3029 Sold Price **\$757,777** Sold Date **03-Aug-24**

4 2 2

Distance **0.56km**



10 VERMILLION ROAD TARNEIT VIC 3029 Sold Price ^{RS} **\$770,000** Sold Date **19-May-25**

4 2 2

Distance **0.57km**



25 CUSHION WAY TARNEIT VIC 3029 Sold Price **\$840,000** Sold Date **05-Sep-24**

4 2 2

Distance **0.9km**

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

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