

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

1 COHEN AVENUE 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

\$610,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2023

to

30 Sep 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

2 SILANO AVENUE TARNEIT VIC 3029	\$625,000	28-Nov-23
12 THURSTON AVENUE TARNEIT VIC 3029	\$617,000	09-Jun-24
62 ANTONIO ROAD TARNEIT VIC 3029	\$615,500	12-Sep-23

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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Dilshan Thoradeniya

M 0430746936

E dilshan@sahararealestate.com.au



2 SILANO AVENUE TARNEIT VIC 3029

3 2 2

Sold Price

\$625,000

Sold Date **28-Nov-23**

Distance **0.07km**



12 THURSTON AVENUE TARNEIT VIC 3029

4 2 2

Sold Price

\$617,000

Sold Date **09-Jun-24**

Distance **0.21km**



62 ANTONIO ROAD TARNEIT VIC 3029

4 2 2

Sold Price

\$615,500

Sold Date **12-Sep-23**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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