

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 CREMELLO 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2023

to

31 Jan 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

| | | |
|---------------------------------------|-----------|-----------|
| 7 PERLINO BOULEVARD TARNEIT VIC 3029 | \$399,000 | 10-May-23 |
| 9 PERLINO BOULEVARD TARNEIT VIC 3029 | \$480,000 | 21-Sep-23 |
| 17 PERLINO BOULEVARD TARNEIT VIC 3029 | \$418,000 | 18-Nov-22 |

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: 20 February 2024



**7 PERLINO BOULEVARD TARNEIT
VIC 3029**

Sold Price

\$399,000

Sold Date

10-May-23

 -  -  -

Distance

0.04km



**9 PERLINO BOULEVARD TARNEIT
VIC 3029**

Sold Price

\$480,000

Sold Date

21-Sep-23

 -  -  -

Distance

0.05km



**17 PERLINO BOULEVARD TARNEIT
VIC 3029**

Sold Price

\$418,000

Sold Date

18-Nov-22

 -  -  -

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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