

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

19 CELOSIA 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

\$426,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,500

Property type

Land

Suburb

Tarneit

Period-from

01 Sep 2022

to

31 Aug 2023

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

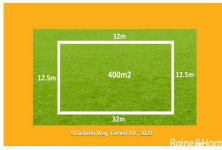
9 CUSHION WAY TARNEIT VIC 3029	\$420,000	05-Apr-23
37 THICKET DRIVE TARNEIT VIC 3029	\$440,000	17-May-23
17 REUNION PARADE TARNEIT VIC 3029	\$464,000	06-May-22

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: 08 September 2023

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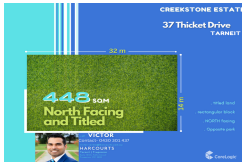


**9 CUSHION WAY TARNEIT VIC
3029**

 4  2  -

Sold Price **\$420,000** Sold Date **05-Apr-23**

Distance **0.92km**



**37 THICKET DRIVE TARNEIT VIC
3029**

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Sold Price **\$440,000** Sold Date **17-May-23**

Distance **1.79km**



**17 REUNION PARADE TARNEIT VIC
3029**

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Sold Price **\$464,000** Sold Date **06-May-22**

Distance **0.66km**

RS = Recent sale UN = Undisclosed Sale

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