

## 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

20 COUSENS STREET TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 May 2023

to

30 Apr 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

9 EDIFICE DRIVE TARNEIT VIC 3029	\$560,000	18-Jan-24
32 SOCIAL STREET TARNEIT VIC 3029	\$585,000	20-Jan-24
18 SINOPIA STREET TARNEIT VIC 3029	\$575,000	01-Dec-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.~~

This Statement of Information was prepared on: 02 May 2024



**9 EDIFICE DRIVE TARNEIT VIC 3029**

3 2 1

Sold Price **\$560,000** Sold Date **18-Jan-24**

Distance **0.82km**

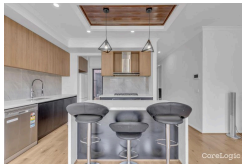


**32 SOCIAL STREET TARNEIT VIC 3029**

3 2 1

Sold Price **\$585,000** Sold Date **20-Jan-24**

Distance **1.48km**



**18 SINOZIA STREET TARNEIT VIC 3029**

3 2 1

Sold Price **\$575,000** Sold Date **01-Dec-23**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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