

## 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

33 PERSIAN CRESCENT 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

\$660,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Jul 2022

to

30 Jun 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 HIRAMI AVENUE TARNEIT VIC 3029	\$715,000	02-Nov-22
37 TERRACOTTA AVENUE TARNEIT VIC 3029	\$715,000	19-Sep-22
11 HIRAMI AVENUE TARNEIT VIC 3029	\$708,000	06-Feb-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: 27 July 2023

**9 HIRAMI AVENUE TARNEIT VIC 3029**

4 2 2

Sold Price

**\$715,000**Sold Date **02-Nov-22**Distance **0.38km****37 TERRACOTTA AVENUE  
TARNEIT VIC 3029**

4 2 2

Sold Price

Sold Date **19-Sep-22**Distance **0.43km****11 HIRAMI AVENUE TARNEIT VIC 3029**

4 2 2

Sold Price

**\$708,000**Sold Date **06-Feb-23**Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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