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

53 CAPRICORNUS CRESCENT TARNEIT VIC 3029

Indicative selling price

Period-from

Mediar (*Delete

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

Single Price		or rang betwee	Y → → → → → → → → → → → → → → → → → → →	&	\$520,000						
n sale price											
house or unit as applicable)											
Median Price	\$444,000	Property type	Unit	Suburb	Tarneit						

31 Oct 2023

Comparable property sales (*Delete A or B below as applicable)

01 Nov 2022

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.

to

Address of comparable property	Price	Date of sale
32 KEEPING TERRACE TARNEIT VIC 3029	\$575,000	14-Jun-22
50 CHERISH DRIVE TARNEIT VIC 3029	\$475,000	17-Mar-23
28 JENG LOOP TARNEIT VIC 3029	\$624,000	27-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.

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Source



Corelogic

consumer.vic.gov.au

Mc**Grath**

Taney Jain

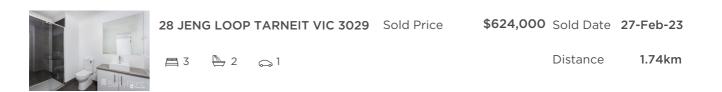
- P 0433 465 431
- M 0433 465 431
- E taneyjain@mcgrath.com.au



Sold Price \$575,000 Sold Date 14-Jun-22 Distance 1.54km



50 CHERISH DRIVE TARNEIT VIC 3029			Sold Price	\$475,000	Sold Date	17-Mar-23
₿3	2	⇔ ¹			Distance	1.55km



RS = Recent sale UN = Undisclosed Sale

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