

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

58 CAPRICORNUS 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Tarneit

Period-from

01 Mar 2023

to

29 Feb 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

6 KARDAK STREET TARNEIT VIC 3029	\$605,000	18-Dec-23
54 PARA ROAD TARNEIT VIC 3029	\$640,000	30-Oct-23
35 ORIENTATION AVENUE TARNEIT VIC 3029	\$625,500	07-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.~~

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6 KARDAK STREET TARNEIT VIC 3029

Sold Price

\$605,000

Sold Date

18-Dec-23

 3  2  1

Distance

0.42km



54 PARA ROAD TARNEIT VIC 3029

Sold Price

\$640,000

Sold Date

30-Oct-23

 4  2  2

Distance

1.03km



**35 ORIENTATION AVENUE
TARNEIT VIC 3029**

Sold Price

\$625,500

Sold Date

07-Dec-23

 4  2  -

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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