

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

8 CUBITT 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

\$5,010,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Tarneit

Period-from

01 Apr 2023

to

31 Mar 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

8 TWYFORD WAY TARNEIT VIC 3029	\$515,000	09-Apr-24
6 JOURNEY DRIVE TARNEIT VIC 3029	\$478,000	06-Mar-24
84 CENTURION AVENUE TARNEIT VIC 3029	\$472,000	26-Oct-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: 12 April 2024



8 TWYFORD WAY TARNEIT VIC 3029



Sold Price

^{RS} **\$515,000** Sold Date **09-Apr-24**

Distance **1.49km**



6 JOURNEY DRIVE TARNEIT VIC 3029



Sold Price

^{RS} **\$478,000** Sold Date **06-Mar-24**

Distance **0.74km**



84 CENTURION AVENUE TARNEIT VIC 3029



Sold Price

\$472,000 Sold Date **26-Oct-23**

Distance **4.36km**

RS = Recent sale UN = Undisclosed Sale

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