

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 CUCKOO WAY 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

\$799,000

&

\$829,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$367,500

Property type

Land

Suburb

Tarneit

Period-from

01 Oct 2022

to

30 Sep 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

6 DEVOTION WAY TARNEIT VIC 3029	\$865,000	08-May-23
17 LIONSGATE CRESCENT TARNEIT VIC 3029	\$870,000	20-Jul-23
19 BOGONG LOOP TARNEIT VIC 3029	\$820,000	23-May-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 October 2023



6 DEVOTION WAY TARNEIT VIC 3029

4 3 2

Sold Price

\$865,000

Sold Date **08-May-23**

Distance **1.52km**



17 LIONSGATE CRESCENT TARNEIT VIC 3029

4 3 2

Sold Price

\$870,000

Sold Date **20-Jul-23**

Distance **0.88km**



19 BOGONG LOOP TARNEIT VIC 3029

4 2 2

Sold Price

\$820,000

Sold Date **23-May-23**

Distance **0.67km**



137 HUMMINGBIRD BOULEVARD TARNEIT VIC 3029

4 2 2

Sold Price

Sold Date **23-May-23**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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