

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

2 JACOB COURT 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

\$1,099,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 May 2022

to

30 Apr 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

47 MCMAHON CRESCENT TARNEIT VIC 3029

\$940,000

05-Nov-22

78 RIVERSDALE DRIVE TARNEIT VIC 3029

\$900,000

28-Jan-22

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: 26 May 2023



47 MCMAHON CRESCENT TARNEIT Sold Price
VIC 3029

\$940,000 Sold Date **05-Nov-22**

 5  2  2

Distance **0.12km**



78 RIVERSDALE DRIVE TARNEIT
VIC 3029

Sold Price

\$900,000 Sold Date **28-Jan-22**

 4  2  3

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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