

## 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

104 Modern Crescent Tarneit VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$610,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2019

to

31 Oct 2020

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

5 Eventide Avenue Tarneit VIC 3029	\$626,000	13-Jun-20
15 Stambridge Street Tarneit VIC 3029	\$614,900	11-May-20
23 Risdon Circuit Tarneit VIC 3029	\$628,000	22-Jun-20

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: 11 November 2020


**5 Eventide Avenue Tarneit VIC 3029**
 4  2  2

Sold Price

**\$626,000**

Sold Date

**13-Jun-20**

Distance

**0.4km**

**15 Stambridge Street Tarneit VIC 3029**
 4  2  2

Sold Price

**\$614,900**

Sold Date

**11-May-20**

Distance

**1.05km**

**23 Risdon Circuit Tarneit VIC 3029**
 4  2  2

Sold Price

**\$628,000**

Sold Date

**22-Jun-20**

Distance

**1.55km**

RS = Recent sale

UN = Undisclosed Sale

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