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	6 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	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$311,500	Property type	Land	Suburb	Tarneit
Period-from	01 Oct 2020	to	30 Sep 2021	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
10 Sidon Circuit Tarneit VIC 3029	$637,000	03-Aug-21
36 Leo Avenue Tarneit VIC 3029	$674,000	25-Jun-21
5 Huntsman Close Tarneit VIC 3029	$600,000	14-Oct-21

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: 31 October 2021

George Yacoubian
P 0397317022
M 0402658335
E gyacoubian@hockingstuart.com



10 Sidon Circuit Tarneit VIC 3029 Sold Price **$637,000** Sold Date **03-Aug-21**

4 2 2 Distance **0.15km**



36 Leo Avenue Tarneit VIC 3029 Sold Price **$674,000** Sold Date **25-Jun-21**

4 2 2 Distance **0.24km**



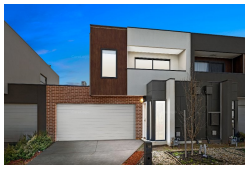
5 Huntsman Close Tarneit VIC 3029 Sold Price RS **$600,000** Sold Date **14-Oct-21**

4 2 2 Distance **0.29km**



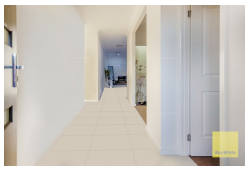
7 Huntsman Close Tarneit VIC 3029 Sold Price **$525,000** Sold Date **07-Jul-21**

3 2 2 Distance **0.3km**



13 Huntsman Close Tarneit VIC 3029 Sold Price RS **$590,000** Sold Date **15-Oct-21**

4 2 3 Distance **0.33km**



35 Serengeti Circuit Tarneit VIC 3029 Sold Price **$600,000** Sold Date **08-May-21**

4 2 2 Distance **0.35km**

RS = Recent sale **UN** = Undisclosed Sale

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22 Edsall Street Tarneit VIC 3029

4 2 2

Sold Price **$645,000** Sold Date **30-Aug-21**

Distance **0.38km**



44 Serengeti Circuit Tarneit VIC 3029

4 2 2

Sold Price **$608,000** Sold Date **18-Sep-21**

Distance **0.4km**



50 Flanagan Street Tarneit VIC 3029

4 2 2

Sold Price **$595,000** Sold Date **16-Jun-21**

Distance **0.66km**



14 Guidance Way Tarneit VIC 3029

4 2 2

Sold Price RS **$624,200** Sold Date **05-Oct-21**

Distance **0.68km**



6 Crilly Street Tarneit VIC 3029

4 2 2

Sold Price **$599,900** Sold Date **23-Apr-21**

Distance **0.76km**



16 Travel Avenue Tarneit VIC 3029

4 2 2

Sold Price RS **$680,000** Sold Date **29-Sep-21**

Distance **0.8km**

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17 Madden Boulevard Tarneit VIC 3029

4 2 2

Sold Price **$637,000** Sold Date **31-May-21**

Distance **0.97km**



3 Beltana Avenue Tarneit VIC 3029

3 2 2

Sold Price **$527,500** Sold Date **13-Jun-21**

Distance **0.98km**



19 Serene Street Tarneit VIC 3029

4 2 2

Sold Price RS **$805,000** Sold Date **19-Sep-21**

Distance **0.99km**

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