

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

45 STACEY PARADE MOUNT COTTRELL VIC 3024

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

\$639,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$308,000

Property type

Land

Suburb

Mount Cottrell

Period-from

01 Jun 2024

to

31 May 2025

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

26 SALTGRASS AVENUE TARNEIT VIC 3029	\$662,500	28-Oct-24
29 ISLAMABAD CRESCENT MOUNT COTTRELL VIC 3024	\$642,000	01-Jun-24
1/6 CHITWAN ROAD TARNEIT VIC 3029	\$675,000	31-May-25

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: 30 June 2025



26 SALTGRASS AVENUE TARNEIT VIC 3029

Sold Price

\$662,500

Sold Date

28-Oct-24



4



2



2

Distance

0.87km



29 ISLAMABAD CRESCENT MOUNT COTTRELL VIC 3024

Sold Price

\$642,000

Sold Date

01-Jun-24



4



2



1

Distance

0.36km



1/6 CHITWAN ROAD TARNEIT VIC 3029

Sold Price

^{RS} **\$675,000**

Sold Date

31-May-25



3



2



2

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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