

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

13 RIBBON GUM DRIVE 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

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,500

Property type

Land

Suburb

Tarneit

Period-from

01 Sep 2022

to

31 Aug 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

941 LEAKES ROAD TARNEIT VIC 3029	\$678,500	26-Aug-23
1 RED BLAZE PLACE TARNEIT VIC 3029	\$750,000	12-Jul-23
23 ROSAMOND AVENUE TARNEIT VIC 3029	\$685,000	15-Jul-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: 12 September 2023


941 LEAKES ROAD TARNEIT VIC 3029

Sold Price

^{RS}
\$678,500

 Sold Date **26-Aug-23**
 4
  2
  2

 Distance **2.99km**

1 RED BLAZE PLACE TARNEIT VIC 3029

Sold Price

\$750,000

 Sold Date **12-Jul-23**
 4
  2
  4

 Distance **0.9km**

23 ROSAMOND AVENUE TARNEIT VIC 3029

Sold Price

^{RS}
\$685,000

 Sold Date **15-Jul-23**
 3
  2
  2

 Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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