

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

23 RIFFLEBIRD 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

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
10 ARIZONA CRESCENT TARNEIT VIC 3029	\$695,000	12-Jun-23
48 SERENGETI CIRCUIT TARNEIT VIC 3029	\$680,000	17-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: 26 September 2023

Huy Ho
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941 LEAKES ROAD TARNEIT VIC 3029

Sold Price

^{RS} **\$678,500**

Sold Date **26-Aug-23**

4 2 2

Distance **0.68km**



10 ARIZONA CRESCENT TARNEIT VIC 3029

Sold Price

\$695,000

Sold Date **12-Jun-23**

4 2 2

Distance **0.99km**



48 SERENGETI CIRCUIT TARNEIT VIC 3029

Sold Price

\$680,000

Sold Date **17-Jul-23**

4 2 2

Distance **1.07km**



76 BANDICOOT LOOP TARNEIT VIC 3029

Sold Price

\$677,000

Sold Date **04-Apr-23**

4 2 2

Distance **1.45km**



22 TRAJECTORY DRIVE TARNEIT VIC 3029

Sold Price

\$680,000

Sold Date **18-May-23**

4 2 2

Distance **1.46km**



56 BANDICOOT LOOP TARNEIT VIC 3029

Sold Price

Sold Date **23-May-23**

4 2 2

Distance **1.47km**

RS = Recent sale UN = Undisclosed Sale

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**55 LIONSGATE CRESCENT
TARNEIT VIC 3029**

 4  2  2

Sold Price **\$701,000** Sold Date **15-Jul-23**

Distance **1.76km**

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

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