

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$665,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2022

to

31 Oct 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
19 MERCANTOUR BOULEVARD TARNEIT VIC 3029	\$665,000	14-Jul-23
31 HENBURY STREET TARNEIT VIC 3029	\$670,000	08-Jun-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: 27 November 2023

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**941 LEAKES ROAD TARNEIT VIC 3029**

4 2 2

Sold Price

**\$678,500**

Sold Date **26-Aug-23**

Distance **0.68km**



**19 MERCANTOUR BOULEVARD  
TARNEIT VIC 3029**

4 2 2

Sold Price

**\$665,000**

Sold Date **14-Jul-23**

Distance **0.71km**



**31 HENBURY STREET TARNEIT VIC 3029**

4 2 2

Sold Price

**\$670,000**

Sold Date **08-Jun-23**

Distance **0.72km**



**48 SERENGETI CIRCUIT TARNEIT  
VIC 3029**

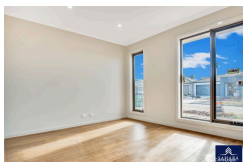
4 2 2

Sold Price

**\$680,000**

Sold Date **17-Jul-23**

Distance **1.07km**



**13 KRUGER ROAD TARNEIT VIC 3029**

4 2 2

Sold Price

**\$665,000**

Sold Date **16-Jun-23**

Distance **1.13km**



**14 SERENGETI CIRCUIT TARNEIT  
VIC 3029**

4 2 2

Sold Price

Sold Date **14-Jul-23**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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**22 CEPORA ROAD TARNEIT VIC  
3029**

 4  2  2

Sold Price

**\$670,000**

Sold Date

**08-Sep-23**

Distance

**1.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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