

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

3 Rider Court 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2020

to

31 Oct 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

6 Paprika Way Tarneit VIC 3029	\$671,000	21-Nov-21
3 Swordgrass Avenue Tarneit VIC 3029	\$650,000	06-Sep-21
14 Harmony Drive Tarneit VIC 3029	\$616,500	10-Nov-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: 24 November 2021

AREASPECIALIST

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6 Paprika Way Tarneit VIC 3029

Sold Price

RS

\$671,000

Sold Date

21-Nov-21



4



2



2

Distance

0.8km



3 Swordgrass Avenue Tarneit VIC 3029

Sold Price

\$650,000

Sold Date

06-Sep-21



4



2



2

Distance

0.82km



14 Harmony Drive Tarneit VIC 3029

Sold Price

RS

\$616,500

Sold Date

10-Nov-21



4



2



2

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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