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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

31 Rifflebird Drive Tarneit VIC 3029

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$549,000 & \$569,000

## Median Sale Price

\$565,000 Houses in Tarneit between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

|                                                                                     |                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
|  | <b>60 Hummingbird Boulevard Tarneit VIC 3029</b>                                                                                                                                                                                                                  | Sold Price | <b>\$590,000</b> | Sold Date | <b>12-Dec-18</b> |
|                                                                                     |  3  2  2 |            |                  | Distance  | <b>0.26km</b>    |
|  | <b>921 Leakes Road Tarneit VIC 3029</b>                                                                                                                                                                                                                           | Sold Price | <b>\$553,000</b> | Sold Date | <b>02-Nov-18</b> |
|                                                                                     |  3  2  2 |            |                  | Distance  | <b>0.77km</b>    |
|  | <b>11 Brinbrook Street Tarneit VIC 3029</b>                                                                                                                                                                                                                       | Sold Price | <b>\$550,000</b> | Sold Date | <b>05-Sep-18</b> |
|                                                                                     |  3  2  2 |            |                  | Distance  | <b>1.04km</b>    |

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