

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

12 RICHFORD STREET 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Tarneit

Period-from

01 Dec 2021

to

30 Nov 2022

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

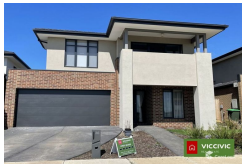
Date of sale

36 POLLY PARADE TARNEIT VIC 3029	\$760,000	21-Nov-22
25 MANNING CIRCUIT TARNEIT VIC 3029	\$710,000	27-Sep-22
20 CHERISH DRIVE TARNEIT VIC 3029	\$702,000	04-Jun-22

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: 02 December 2022



**36 POLLY PARADE TARNEIT VIC
3029**

Sold Price ^{RS} **\$760,000** ^{UN} Sold Date **21-Nov-22**

4 2 2

Distance **1.83km**



**25 MANNING CIRCUIT TARNEIT VIC
3029**

Sold Price **\$710,000** Sold Date **27-Sep-22**

4 2 2

Distance **1.93km**



**20 CHERISH DRIVE TARNEIT VIC
3029**

Sold Price **\$702,000** Sold Date **04-Jun-22**

4 2 2

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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