

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

13 Giofches Crescent 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

\$749,000

&

\$779,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Tarneit

Period-from

01 Jan 2021

to

31 Dec 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

19 Wolsely Close Werribee VIC 3030	\$690,000	17-Jun-21
12 Wolsely Close Werribee VIC 3030	\$810,000	16-Nov-21
21 Diamond Drive Werribee VIC 3030	\$745,000	14-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: 27 January 2022



19 Wolsely Close Werribee VIC 3030

4 2 2

Sold Price **\$690,000** Sold Date **17-Jun-21**

Distance **0.33km**



12 Wolsely Close Werribee VIC 3030

4 2 3

Sold Price **\$810,000** Sold Date **16-Nov-21**

Distance **0.32km**



21 Diamond Drive Werribee VIC 3030

4 2 2

Sold Price ^{RS} **\$745,000** Sold Date **14-Nov-21**

Distance **0.46km**



13 Cityview Crescent Tarneit VIC 3029

5 3 3

Sold Price ^{RS} **\$870,500** ^{UN} Sold Date **03-Dec-21**

Distance **0.45km**



9 McMahon Crescent Tarneit VIC 3029

4 2 2

Sold Price **\$680,000** Sold Date **19-Oct-21**

Distance **0.31km**



38 River Run Drive Werribee VIC 3030

4 2 2

Sold Price ^{RS} **\$975,000** Sold Date **20-Nov-21**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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26 River Run Drive Werribee VIC 3030

4 2 2

Sold Price

^{RS} **\$920,000** Sold Date **18-Oct-21**

Distance **0.59km**



24 Waterfront Boulevard Werribee VIC 3030

5 3 2

Sold Price

\$1,300,000 Sold Date **10-Jul-21**

Distance **0.63km**



22 Riversdale Drive Werribee VIC 3030

5 2 2

Sold Price

\$815,000 Sold Date **05-Aug-21**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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