

## 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

87 Rippleside Terrace Tarneit VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Tarneit

Period-from

01 Feb 2020

to

31 Jan 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

4 Genesis Place Tarneit VIC 3029	\$485,000	25-Oct-20
114 Inverell Parkway Tarneit VIC 3029	\$495,000	14-Sep-20
9 Carbine Avenue Tarneit VIC 3029	\$530,000	14-Aug-20

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: 04 February 2021



**4 Genesis Place Tarneit VIC 3029**

Sold Price

**\$485,000**

Sold Date

**25-Oct-20**

 3  1  2

Distance

**0.58km**



**114 Inverell Parkway Tarneit VIC 3029**

Sold Price

**\$495,000**

Sold Date

**14-Sep-20**

 3  2  2

Distance

**0.36km**



**9 Carbine Avenue Tarneit VIC 3029**

Sold Price

**\$530,000**

Sold Date

**14-Aug-20**

 4  2  2

Distance

**0.56km**

RS = Recent sale

UN = Undisclosed Sale

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