

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 1 / 53-61 Rippleside Terrace, Tarneit

### 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 \$345,000 & \$375,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$430,000 \*House ☐ \*Unit ☒ Suburb Tarneit  
Period - From Oct 2021 to April 2022 Source REIV

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
3 / 39 Claire Way, Tarneit	\$365,000	9 <sup>th</sup> Nov 2021
9 / 43-51 Rippleside Terrace, Tarneit	\$340,000	14 <sup>th</sup> Jan 2022
18 / 5 Thomas Carr Drive, Tarneit	\$360,000	2 <sup>nd</sup> Feb 2022

Property data source: Corelogic.com.au. Generated on 14<sup>th</sup> April 2022.