

# STATEMENT OF INFORMATION

35 RIPPLE LANDING, TARWIN LOWER, VIC 3956

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**35 RIPPLE LANDING, TARWIN LOWER, VIC**  3  2  3**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$410,000**

## MEDIAN SALE PRICE

**TARWIN LOWER, VIC, 3956****Suburb Median Sale Price (House)****\$360,000**

01 January 2018 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**6 WALKERVILLE RD, TARWIN LOWER, VIC** 3  2  8**Sale Price****\$445,000**

Sale Date: 24/09/2017

Distance from Property: 614m

**4 CUMBERLAND CRT, TARWIN LOWER, VIC** 3  2  2**Sale Price****\*\$355,000**

Sale Date: 18/07/2017

Distance from Property: 161m

**4 TAMARAMA CL, TARWIN LOWER, VIC 3956** 4  1  2**Sale Price****\$360,000**

Sale Date: 11/01/2018

Distance from Property: 778m



This report has been compiled on 19/04/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**1220 BUFFALO-WARATAH RD, TARWIN**

 **3**  **1**  **2**

**Sale Price**

**\$415,000**

Sale Date: 04/10/2017

Distance from Property: 12km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

35 RIPPLE LANDING, TARWIN LOWER, VIC 3956

Indicative selling price

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

Single Price:

\$410,000

Median sale price

Median price

\$360,000

House

X

Unit


Suburb

TARWIN LOWER

Period

01 January 2018 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
6 WALKERVILLE RD, TARWIN LOWER, VIC 3956	\$445,000	24/09/2017
4 CUMBERLAND CRT, TARWIN LOWER, VIC 3956	*\$355,000	18/07/2017
4 TAMARAMA CL, TARWIN LOWER, VIC 3956	\$360,000	11/01/2018
1220 BUFFALO-WARATAH RD, TARWIN LOWER, VIC 3956	\$415,000	04/10/2017