

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

12/53-61 RIPPLESIDE TERRACE 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Oct 2023

to

30 Sep 2024

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

2/249 BETHANY ROAD TARNEIT VIC 3029	\$360,000	02-Jul-24
3/29 LORETTA BOULEVARD TARNEIT VIC 3029	\$360,000	23-Aug-24
5/27 TURVA AVENUE TARNEIT VIC 3029	\$385,000	11-Jun-24

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: 18 October 2024



**2/249 BETHANY ROAD TARNEIT
VIC 3029**

2 1 1

Sold Price

\$360,000

Sold Date

02-Jul-24

Distance

1.97km



**3/29 LORETTA BOULEVARD
TARNEIT VIC 3029**

2 1 1

Sold Price

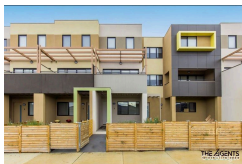
^{RS} **\$360,000**

Sold Date

23-Aug-24

Distance

1.16km



**5/27 TURVA AVENUE TARNEIT VIC
3029**

2 1 1

Sold Price

\$385,000

Sold Date

11-Jun-24

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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