

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

17/78 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

\$445,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Tarneit

Period-from

01 Jul 2023

to

30 Jun 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

1A ONYX WAY TARNEIT VIC 3029	\$485,000	11-Jun-24
74 FAIRVIEW PARADE TARNEIT VIC 3029	\$460,000	09-Jul-24
21/27 TURVA AVENUE TARNEIT VIC 3029	\$470,000	17-Mar-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.~~

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1A ONYX WAY TARNEIT VIC 3029

Sold Price

^{RS} \$485,000

Sold Date

11-Jun-24

3 2 -

Distance

1.19km



74 FAIRVIEW PARADE TARNEIT
VIC 3029

Sold Price

^{RS} \$460,000

Sold Date

09-Jul-24

2 1 2

Distance

1.45km



21/27 TURVA AVENUE TARNEIT
VIC 3029

Sold Price

\$470,000

Sold Date

17-Mar-24

3 2 2

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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