

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

5/43-51 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

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Tarneit

Period-from

01 May 2022

to

30 Apr 2023

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

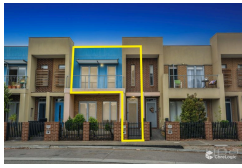
Date of sale

6/43-51 RIPPLESIDE TERRACE TARNEIT VIC 3029	\$360,000	23-Jan-23
29 TERMINUS STREET TARNEIT VIC 3029	\$410,000	24-Nov-22
71 BARRON STREET TARNEIT VIC 3029	\$407,000	08-Nov-22

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: 25 May 2023



6/43-51 RIPPLESIDE TERRACE TARNEIT VIC 3029

2 1 1

Sold Price **\$360,000** Sold Date **23-Jan-23**

Distance **0km**



29 TERMINUS STREET TARNEIT VIC 3029

2 2 1

Sold Price **\$410,000** Sold Date **24-Nov-22**

Distance **3km**



71 BARRON STREET TARNEIT VIC 3029

2 1 1

Sold Price **\$407,000** Sold Date **08-Nov-22**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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