

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 74 Rippleside Terrace, Tarneit 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 \$440,000 & \$470,000

Median sale price

(*Delete house or unit as applicable)

Median price \$556,000 *House x *Unit Suburb Tarneit
 Period - From August 2019 to December 2019 Source REIV Propertydata.com.au

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
1) 5/32A Wynarka Drive, Hoppers Crossing	\$460,000	06/09/2019
2) 72 Rippleside Terrace, Tarneit	\$454,000	17/07/2019
3) 78 Fairview Parade, Tarneit	\$425,000	07/06/2019

Property data source: Corelogic.com.au. Generated on the 16th of January 2020.