

## 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

1/5 THOMAS CARR DRIVE TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$444,000

Property type

Unit

Suburb

Tarneit

Period-from

01 Oct 2022

to

30 Sep 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

3/43-51 RIPPLESIDE TERRACE TARNEIT VIC 3029	\$375,000	05-Oct-23
5/43-51 RIPPLESIDE TERRACE TARNEIT VIC 3029	\$370,000	15-Jun-23
3/83 INVERELL PARKWAY TARNEIT VIC 3029	\$375,000	10-Jul-23

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: 10 October 2023



**3/43-51 RIPPLESIDE TERRACE  
TARNEIT VIC 3029**

 2  1  1

Sold Price

<sup>RS</sup>

**\$375,000**

Sold Date

**05-Oct-23**

Distance

**1.53km**



**5/43-51 RIPPLESIDE TERRACE  
TARNEIT VIC 3029**

 2  1  1

Sold Price

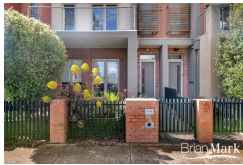
**\$370,000**

Sold Date

**15-Jun-23**

Distance

**1.53km**



**3/83 INVERELL PARKWAY  
TARNEIT VIC 3029**

 2  1  1

Sold Price

<sup>RS</sup>

**\$375,000**

Sold Date

**10-Jul-23**

Distance

**1.7km**

RS = Recent sale

UN = Undisclosed Sale

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