

## 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

6 ADAVALE AMBLE 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

\$595,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2023

to

31 Mar 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

4 TAHLEE ROAD TARNEIT VIC 3029	\$610,000	27-Mar-24
83 RIPPLESIDE TERRACE TARNEIT VIC 3029	\$587,000	20-Nov-23
119 CROSSWAY AVENUE TARNEIT VIC 3029	\$606,000	05-Dec-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: 12 April 2024

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## 4 TAHLEE ROAD TARNEIT VIC 3029

 3  2  2

Sold Price

<sup>RS</sup>

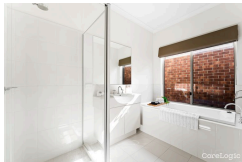
**\$610,000**

Sold Date

**27-Mar-24**

Distance

**0.23km**



## 83 RIPPLESIDE TERRACE TARNEIT VIC 3029

 3  2  1

Sold Price

**\$587,000**

Sold Date

**20-Nov-23**

Distance

**0.44km**



## 119 CROSSWAY AVENUE TARNEIT VIC 3029

 3  2  2

Sold Price

**\$606,000**

Sold Date

**05-Dec-23**

Distance

**0.8km**

RS = Recent sale

UN = Undisclosed Sale

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