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<br>Including suburb and postcode | 1/181 Riversdale Drive 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 | $375,000 | & | $395,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $432,500 | Property type | Unit | Suburb | Tarneit |
| Period-from | 01 Jan 2021 | to | 31 Dec 2021 | 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 |
|---|---|---|
| 1/7 Adrian Circuit Tarneit VIC 3029 | $375,000 | 18-Sep-21 |
| 10/547 Tarneit Road Hoppers Crossing VIC 3029 | $380,000 | 16-Nov-21 |
| 16/151-167 Bethany Road Hoppers Crossing VIC 3029 | $385,000 | 11-Oct-21 |

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.~~

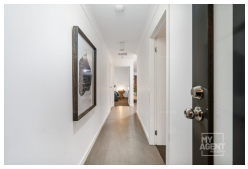
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**1/7 Adrian Circuit Tarneit VIC 3029** Sold Price **$375,000** Sold Date **18-Sep-21**

2 1 1 Distance **0.88km**



**10/547 Tarneit Road Hoppers Crossing VIC 3029** Sold Price **$380,000** Sold Date **16-Nov-21**

2 1 1 Distance **0.88km**



**16/151-167 Bethany Road Hoppers Crossing VIC 3029** Sold Price **$385,000** Sold Date **11-Oct-21**

2 1 1 Distance **1.28km**

**RS** = Recent sale **UN** = Undisclosed Sale

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