

## 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 76 Isabella Way, Tarneit

### 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 \$550,000 or range between &

### Median sale price

(\*Delete house or unit as applicable)

Median price \$543,000 \*House ☒ \*Unit ☐ Suburb Tarneit  
Period - From October 2017 to December 2017 Source [reiv.com.au/market-insights/suburb/tarneit](http://reiv.com.au/market-insights/suburb/tarneit)

### 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 Edmund Drive, Tarneit	\$550,000	15 Dec 2017
2) 19 Cottesloe Boulevard, Tarneit	\$550,000	16 Nov 2017
3) 3 Berowa Street, Tarneit	\$545,000	12 Oct 2017

Property data source: Corelogic.com.au. Generated on the 22<sup>nd</sup> January 2018.