

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

105 Isabella Way 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

\$499,999

&

\$529,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Tarneit

Period-from

01 Jun 2020

to

31 May 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

14 Gretel Way Tarneit VIC 3029	\$500,000	31-May-21
73 Hamish Drive Tarneit VIC 3029	\$503,000	07-Jun-21
42 Laurence Way Tarneit VIC 3029	\$508,000	04-Mar-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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14 Gretel Way Tarneit VIC 3029

Sold Price

^{RS} **\$500,000**

Sold Date

31-May-21

4 2 2

Distance

0.11km



73 Hamish Drive Tarneit VIC 3029

Sold Price

^{RS} **\$503,000**

Sold Date

07-Jun-21

4 2 2

Distance

0.11km



42 Laurence Way Tarneit VIC 3029

Sold Price

\$508,000

Sold Date

04-Mar-21

4 2 2

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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