

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 77 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 \$540,000 & \$580,000

Median sale price

(*Delete house or unit as applicable)

Median price \$565,000 *House ☒ ☐ Suburb Tarneit

Period - From 01/04/18 to 31/03/19 Source Core Logic

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 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
67 Isabella Way, TARNEIT VIC 3029	\$511,000	29/03/2018
29 Laurence Way, TARNEIT VIC 3029	\$531,000	07/03/2018
32 Laurence Way, TARNEIT VIC 3029	\$558,000	28/08/2018

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 six months.