

## 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

41 ISABELLA WAY 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

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Tarneit

Period-from

01 Oct 2021

to

30 Sep 2022

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 39 FELIX WAY TARNEIT VIC 3029     | \$660,000 | 20-Sep-22 |
| 61 ISABELLA WAY TARNEIT VIC 3029  | \$700,000 | 29-Aug-22 |
| 5 ARMADALE COURT TARNEIT VIC 3029 | \$660,000 | 16-Aug-22 |

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: 10 October 2022


**39 FELIX WAY TARNEIT VIC 3029**

Sold Price

<sup>RS</sup> **\$660,000** Sold Date **20-Sep-22**
 3  2  2

Distance **0.36km**

**61 ISABELLA WAY TARNEIT VIC 3029**

Sold Price

**\$700,000** Sold Date **29-Aug-22**
 4  2  2

Distance **0.16km**

**5 ARMADALE COURT TARNEIT VIC 3029**

Sold Price

**\$660,000** Sold Date **16-Aug-22**
 2  2  2

Distance **0.89km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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