

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

101 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

\$629,999

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2024

to

31 Mar 2025

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

111 ISABELLA WAY TARNEIT VIC 3029	\$625,000	07-Dec-24
24 HAMISH DRIVE TARNEIT VIC 3029	\$650,000	24-Mar-25
108 HAMISH DRIVE TARNEIT VIC 3029	\$625,000	21-Dec-24

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: 14 April 2025



111 ISABELLA WAY TARNEIT VIC 3029

4 2 2

Sold Price \$625,000 Sold Date 07-Dec-24

Distance 0km



24 HAMISH DRIVE TARNEIT VIC 3029

4 2 2

Sold Price ^{RS}\$650,000 Sold Date 24-Mar-25

Distance 0km



108 HAMISH DRIVE TARNEIT VIC 3029

4 2 2

Sold Price \$625,000 Sold Date 21-Dec-24

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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