

## 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

22 ISLA STREET TARNEIT VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,000

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 7 LACEBARK WAY TARNEIT VIC 3029      | \$690,000 | 28-Nov-24 |
| 31 FLINTWOOD STREET TARNEIT VIC 3029 | \$735,000 | 27-Oct-24 |
| 46 FLINTWOOD STREET TARNEIT VIC 3029 | \$670,000 | 16-Nov-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: 03 April 2025



## 7 LACEBARK WAY TARNEIT VIC 3029

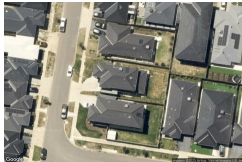
4 2 2

Sold Price

**\$690,000**

Sold Date **28-Nov-24**

Distance **0.15km**



## 31 FLINTWOOD STREET TARNEIT VIC 3029

4 2 -

Sold Price

**\$735,000**

Sold Date **27-Oct-24**

Distance **0.15km**



## 46 FLINTWOOD STREET TARNEIT VIC 3029

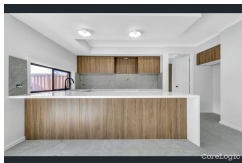
4 2 2

Sold Price

**\$670,000**

Sold Date **16-Nov-24**

Distance **0.23km**



## 15 DAMESFLY CIRCUIT TARNEIT VIC 3029

4 2 2

Sold Price

Sold Date **04-Oct-24**

Distance **0.27km**



## 17 WONDROUS BOULEVARD TARNEIT VIC 3029

4 2 2

Sold Price

**\$749,000**

Sold Date **01-Jan-25**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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