

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

Lot 1316 - Messia Way, Tarneit, 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 490,500 or range between &

Median sale price

Median price \$ 349,000 Property type Suburb Tarneit

Period - From 1/04/2025 to 30/06/2025 Source Oliver Hume

Comparable property sales

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
1 Lot 1719 - Fluke Way, Tarneit, 3029	\$ 496,900	19/02/2025
2 Lot 1568 - Implexa Drive, Tarneit, 3029	\$ 483,900	20/04/2025
3 Lot 1807 - Bethany Road, Tarneit, 3029	\$ 479,900	23/07/2025

This Statement of Information was prepared on: 14 Aug 2025