

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

4 WINDJAMMER STREET 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	\$460,000	&	\$500,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$378,000	Property type	Land	Suburb	Tarneit
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

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
36 VERDAY BOULEVARD TARNEIT VIC 3029	\$472,900	23-Oct-24
26 WINDJAMMER STREET TARNEIT VIC 3029	\$461,900	14-Oct-24
56 VERDAY BOULEVARD TARNEIT VIC 3029	\$472,900	14-Jan-25

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.

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36 VERDAY BOULEVARD TARNEIT Sold Price
VIC 3029



\$472,900 Sold Date **23-Oct-24**

Distance **0.08km**



26 WINDJAMMER STREET Sold Price
TARNEIT VIC 3029



Sold Price

\$461,900 Sold Date **14-Oct-24**

Distance **0.15km**



56 VERDAY BOULEVARD TARNEIT Sold Price
VIC 3029



\$472,900 Sold Date **14-Jan-25**

Distance **0.16km**

RS = Recent sale **UN** = Undisclosed Sale

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