

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

16 Tarhilla Drive, Launching Place Vic 3139

Indicative selling price

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

Range between \$495,000 & \$535,000

Median sale price

Median price \$577,500 Property Type House Suburb Launching Place

Period - From 08/10/2018 to 07/10/2019 Source REIV

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 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	8 Valewood Dr LAUNCHING PLACE 3139	\$520,000	24/08/2019
2	34 Cynthia Gr WOORI YALLOCK 3139	\$510,000	17/05/2019
3	40 Cairncroft Av LAUNCHING PLACE 3139	\$500,000	10/07/2019

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 six months.~~

This Statement of Information was prepared on:

08/10/2019 12:08



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Property Type: House (Previously Occupied - Detached)
Land Size: 633 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$535,000
Median House Price
08/10/2018 - 07/10/2019: \$577,500

Comparable Properties

8 Valewood Dr LAUNCHING PLACE 3139 (VG) Agent Comments

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Price: \$520,000
Method: Sale
Date: 24/08/2019
Property Type: House (Res)
Land Size: 836 sqm approx



34 Cynthia Gr WOORI YALLOCK 3139 (REI/VG) Agent Comments

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Price: \$510,000
Method: Private Sale
Date: 17/05/2019
Property Type: House
Land Size: 648 sqm approx



40 Cairncroft Av LAUNCHING PLACE 3139 (VG) Agent Comments

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Price: \$500,000
Method: Sale
Date: 10/07/2019
Property Type: House (Res)
Land Size: 827 sqm approx