

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 29 Tarhilla Drive, Launching Place, VIC 3139

Indicative selling price

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

Price Range \$710,000 & \$780,000

Median sale price

Median price \$783,000 Property Type House Suburb Launching Place (3139)
Period - From 01/07/2024 to 31/10/2024 Source REIV14 Scenic

Comparable property sales

A These are two 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
12 LUSATIA PARK ROAD, WOORI YALLOCK VIC 3139	\$785,000	23/05/2024
26 ALPINE BOULEVARD, LAUNCHING PLACE VIC 3139	\$700,000	27/08/2024

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: 06/11/2024