

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	22 Tarhilla Drive, Launching Place Vic 3139
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$495,000	&	\$540,000
			1

Median sale price

Median price	\$521,000	Hou	use X	Unit		Sub	ourb Launching Place
Period - From	01/07/2016	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	13 Alpine Blvd LAUNCHING PLACE 3139	\$545,000	04/03/2017
2	2 Hilltop Rise LAUNCHING PLACE 3139	\$530,000	26/04/2017
3	21 Dean Cr LAUNCHING PLACE 3139	\$495,000	15/03/2017

OR

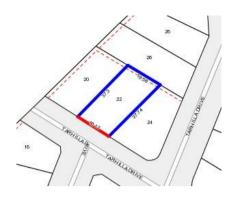
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Rooms

Property Type: House (Previously

Occupied - Detached) **Land Size:** 688 sqm approx

Agent Comments

Indicative Selling Price \$495,000 - \$540,000 Median House Price Year ending June 2017: \$521,000

Comparable Properties



13 Alpine Blvd LAUNCHING PLACE 3139 (REI) Agent Comments

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Price: \$545,000 Method: Private Sale Date: 04/03/2017

Rooms: 5

Property Type: House **Land Size:** 896 sqm approx



2 Hilltop Rise LAUNCHING PLACE 3139 (REI)

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Price: \$530,000 **Method:** Private Sale **Date:** 26/04/2017

Rooms: 7

Property Type: House **Land Size:** 1780 sqm approx



21 Dean Cr LAUNCHING PLACE 3139 (REI/VG) Agent Comments

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Price: \$495,000 **Method:** Private Sale **Date:** 15/03/2017

Rooms: 8 Property Type: House Land Size: 836 sqm approx

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Agent Comments