

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

28 Tarhilla Drive, Launching Place Vic 3139

Indicative selling price

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

Range between \$470,000 & \$515,000

Median sale price

Median price \$620,000 Property Type House Suburb Launching Place

Period - From 01/10/2018 to 30/09/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 | 21 Dean Cr LAUNCHING PLACE 3139 | \$546,500 | 24/07/2019 |
| 2 | 22 Grand Panorama Ct LAUNCHING PLACE 3139 | \$505,000 | 30/09/2019 |
| 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 five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

31/10/2019 09:11