

Leah Bannerman 03 5967 1277 0448 924 266

leah@bellrealestate.com.au

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

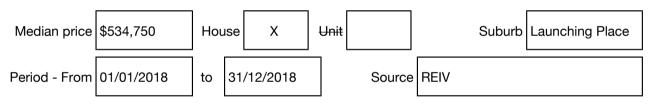
30 Tarhilla Drive, Launching Place Vic 3139 3 9

Indicative selling price

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

Range between \$430,000	&	\$470,000
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Median sale price



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.

Ado	dress of comparable property	Price	Date of sale
1	14 Michael Ct WOORI YALLOCK 3139	\$480,000	05/09/2018
2	5 Keelah St WOORI YALLOCK 3139	\$470,000	06/09/2018
3	25 Greenwood Dr LAUNCHING PLACE 3139	\$465,000	23/11/2018

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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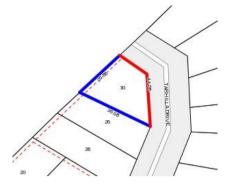
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





30 Tarhilla Drive, Launching Place Vic 3139







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 646 sqm approx Agent Comments 03 5967 1277 0448 924 266 leah@bellrealestate.com.au

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Indicative Selling Price \$430,000 - \$470,000 Median House Price Year ending December 2018: \$534,750

Comparable Properties

14 Michael Ct WOORI YALLOCK 3139 (REI/VG) 1 1 <th>Agent Comments</th>	Agent Comments
5 Keelah St WOORI YALLOCK 3139 (VG) 3	Agent Comments
25 Greenwood Dr LAUNCHING PLACE 3139 (REI) 4 1 2 Price: \$465,000 Method: Private Sale Date: 23/11/2018 Rooms: 8 Property Type: House Land Size: 1127 sqm approx	Agent Comments

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