

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
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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

Median price	\$534,750	House	X	Unit		Suburb	Launching Place
Period - From	01/01/2018	to	31/12/2018	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	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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Indicative Selling Price

\$430,000 - \$470,000

Median House Price

Year ending December 2018: \$534,750



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 646 sqm approx

Agent Comments

Comparable Properties



14 Michael Ct WOORI YALLOCK 3139 (REI/VG) Agent Comments



Price: \$480,000

Method: Private Sale

Date: 05/09/2018

Rooms: 6

Property Type: House

Land Size: 793 sqm approx



5 Keelah St WOORI YALLOCK 3139 (VG)

Agent Comments



Price: \$470,000

Method: Sale

Date: 06/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 664 sqm approx



25 Greenwood Dr LAUNCHING PLACE 3139 (REI)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 23/11/2018

Rooms: 8

Property Type: House

Land Size: 1127 sqm approx