

# 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

21 Tarhilla Drive, Launching Place Vic 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$560,000

### Median sale price

Median price \$615,000 Property Type House Suburb Launching Place

Period - From 19/09/2018 to 18/09/2019 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	21 Dean Cr LAUNCHING PLACE 3139	\$546,500	24/07/2019
2	6 Barbara Gr WOORI YALLOCK 3139	\$540,000	24/04/2019
3	8 Williams Cr WOORI YALLOCK 3139	\$500,000	03/06/2019

**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.~~

This Statement of Information was prepared on: 19/09/2019 12:16



 4    1    0

**Property Type:** House

**Land Size:** 1347 sqm approx

Agent Comments

## Comparable Properties



**21 Dean Cr LAUNCHING PLACE 3139 (REI)**

Agent Comments

 3    2    1

**Price:** \$546,500

**Method:** Private Sale

**Date:** 24/07/2019

**Property Type:** House

**Land Size:** 836 sqm approx



**6 Barbara Gr WOORI YALLOCK 3139 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$540,000

**Method:** Private Sale

**Date:** 24/04/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 611 sqm approx



**8 Williams Cr WOORI YALLOCK 3139 (REI/VG)**

Agent Comments

 5    2    -

**Price:** \$500,000

**Method:** Private Sale

**Date:** 03/06/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 1402 sqm approx