



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 781 sqm

Agent Comments

Comparable Properties



11 Sally Ct WOORI YALLOCK 3139 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 28/02/2017

Rooms: 4

Property Type: House

Land Size: 743 sqm



1 Alan Gr WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$417,000

Method: Private Sale

Date: 02/02/2017

Rooms: 4

Property Type: House

Land Size: 689 sqm



25 Sally Ct WOORI YALLOCK 3139 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 23/03/2017

Rooms: 4

Property Type: House

Land Size: 671 sqm

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

14 Tarhilla Drive, Launching Place Vic 3139

Indicative selling price

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

Range between \$395,000 & \$425,000

Median sale price

Median price \$512,500

House X

Suburb Launching Place

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|--------------------------------|-----------|--------------|
| 11 Sally Ct WOORI YALLOCK 3139 | \$430,000 | 28/02/2017 |
| 1 Alan Gr WOORI YALLOCK 3139 | \$417,000 | 02/02/2017 |
| 25 Sally Ct WOORI YALLOCK 3139 | \$395,000 | 23/03/2017 |