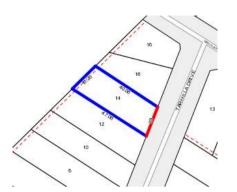


Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

Indicative Selling Price \$395,000 - \$425,000 **Median House Price** Year ending March 2017: \$512,500

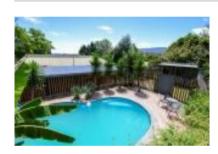


Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 781 sqm **Agent Comments**

Comparable Properties



11 Sally Ct WOORI YALLOCK 3139 (REI)



Price: \$430,000 Method: Private Sale Date: 28/02/2017 Rooms: 4

Property Type: House Land Size: 743 sqm

Agent Comments



1 Alan Gr WOORI YALLOCK 3139 (REI/VG)







Price: \$417,000 Method: Private Sale Date: 02/02/2017 Rooms: 4

Property Type: House Land Size: 689 sqm

Agent Comments



25 Sally Ct WOORI YALLOCK 3139 (REI)





Price: \$395,000 Method: Private Sale Date: 23/03/2017 Rooms: 4

Property Type: House Land Size: 671 sqm

Agent Comments

Account - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466





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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	14 Tarhilla Drive, Launching Place Vic 3139
Leader allower and a color of a second	Transma Brive, Eachering Flace vie 6 100
Including suburb and	
postcode	
posicode	

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 \$512,5	600 Hous	se X	Sul	burb 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





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