

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

9 Tarhilla Drive, Launching Place Vic 3139

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$515,000

House

X

Unit

Suburb

Launching Place

Period - From

01/04/2017

to

31/03/2018

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	7 Anthony Gr WOORI YALLOCK 3139	\$430,000	06/02/2018
2	5 Tarhilla Dr LAUNCHING PLACE 3139	\$430,000	21/01/2018
3	31 Tarhilla Dr LAUNCHING PLACE 3139	\$440,000	15/01/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1179 sqm approx

Agent Comments

Comparable Properties



7 Anthony Gr WOORI YALLOCK 3139 (REI/VG) Agent Comments



Price: \$430,000

Method: Private Sale

Date: 06/02/2018

Rooms: 6

Property Type: House

Land Size: 641 sqm approx



5 Tarrilla Dr LAUNCHING PLACE 3139 (REI/VG)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 21/01/2018

Rooms: 4

Property Type: House

Land Size: 1065 sqm approx



31 Tarrilla Dr LAUNCHING PLACE 3139 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 15/01/2018

Rooms: 4

Property Type: House

Land Size: 1174 sqm approx