

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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 Tarhilla 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 Tarhilla 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