

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	5 Tarhilla Drive, Launching Place Vic 3139
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Indicative selling price

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

Range between	\$420,000	&	\$460,000
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Median sale price

Median price	\$518,000	House	X	Unit		Suburb	Launching Place
Period - From	01/10/2016	to	30/09/2017	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	46 Shirley Cr WOORI YALLOCK 3139	\$422,000	01/08/2017
2	39 Middleton Dr WOORI YALLOCK 3139	\$440,000	01/08/2017
3	7 Lester St WOORI YALLOCK 3139	\$450,000	12/10/2017

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 (Res)
Land Size: 1300 sqm approx
Agent Comments

Indicative Selling Price
\$420,000 - \$460,000
Median House Price
Year ending September 2017: \$518,000

Comparable Properties



46 Shirley Cr WOORI YALLOCK 3139 (VG)

Agent Comments



Price: \$422,000
Method: Sale
Date: 01/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 591 sqm approx

39 Middleton Dr WOORI YALLOCK 3139 (VG)

Agent Comments



Price: \$440,000
Method: Sale
Date: 01/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 631 sqm approx



7 Lester St WOORI YALLOCK 3139 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 12/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 681 sqm approx