

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

21 Tarhilla Drive, Launching Place Vic 3139

Indicative selling price

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

Range between

\$530,000

&

\$580,000

Median sale price

Median price

\$555,000

House

X

Unit

Suburb

Launching Place

Period - From

01/04/2018

to

31/03/2019

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	12 Cynthia Gr WOORI YALLOCK 3139	\$505,500	26/02/2019
2	6 Barbara Gr WOORI YALLOCK 3139	\$540,000	24/04/2019
3	16 Allsops Rd WOORI YALLOCK 3139	\$550,000	15/04/2019

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.



 3  1  0

Rooms:
Property Type: House
Land Size: 1348 (approx) sqm
approx
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median House Price
Year ending March 2019: \$555,000

Comparable Properties



12 Cynthia Gr WOORI YALLOCK 3139 (REI/VG) **Agent Comments**

 4  2  2

Price: \$505,500
Method: Private Sale
Date: 26/02/2019
Rooms: 5
Property Type: House
Land Size: 613 sqm approx



6 Barbara Gr WOORI YALLOCK 3139 (REI) **Agent Comments**

 3  2  2

Price: \$540,000
Method: Private Sale
Date: 24/04/2019
Rooms: 7
Property Type: House
Land Size: 611 sqm approx



16 Allsops Rd WOORI YALLOCK 3139 (REI/VG) **Agent Comments**

 2  1  1

Price: \$550,000
Method: Private Sale
Date: 15/04/2019
Rooms: 5
Property Type: House
Land Size: 3942 sqm approx