## 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

3 Carroll Street, Launching Place Vic 3139

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$790,000		&		\$869,000				
Median sale price									
Median price	\$700,000	Pro	operty Type	Hou	se		Suburb	Launching Place	
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	78 Braeside Dr LAUNCHING PLACE 3139	\$865,000	26/08/2024
2	135 Barak Dr LAUNCHING PLACE 3139	\$880,000	22/07/2024
3	9 Carroll St LAUNCHING PLACE 3139	\$805,000	04/06/2024

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.

This Statement of Information was prepared on:

21/11/2024 16:25



3 Carroll Street, Launching Place Vic 3139



Rebecca Halit 0429 888 367 rebecca@propertypartnersre.com.au





Rooms: 5 Property Type: House Land Size: 2044 sqm approx Agent Comments Indicative Selling Price \$790,000 - \$869,000 Median House Price Year ending September 2024: \$700,000

# **Comparable Properties**

78 Braeside Dr LAUNCHING PLACE 3139 (REI) 5 2 6 Price: \$865,000 Method: Private Sale Date: 26/08/2024 Property Type: House Land Size: 2040 sqm approx	Agent Comments
135 Barak Dr LAUNCHING PLACE 3139 (REI/VG)   136 Barak Dr LAUNCHING PLACE 3139 (REI/VG)   137 Barak Dr LAUNCHING PLACE 3139 (REI/VG)   138 Barak Dr LAUNCHING PLACE 3139 (REI/VG)   138 Barak Dr LAUNCHING PLACE 3139 (REI/VG)   139 Barak Dr LAUNCHING PLACE 3139 (REI/VG)   139 Barak Dr	Agent Comments
9 Carroll St LAUNCHING PLACE 3139 (REI/VG) 3 1 2 4 Price: \$805,000 Method: Private Sale Date: 04/06/2024 Property Type: House Land Size: 2004 sqm approx	Agent Comments

#### Account - Property Partners in Real Estate | P: 0429888367



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