

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 between \$790,000 & \$869,000

Median sale price

Median price \$700,000 Property Type House Suburb Launching Place

Period - From 01/10/2023 to 30/09/2024 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	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



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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)

[Agent Comments](#)

 5  2  6

Price: \$865,000
Method: Private Sale
Date: 26/08/2024
Property Type: House
Land Size: 2040 sqm approx



135 Barak Dr LAUNCHING PLACE 3139 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$880,000
Method: Private Sale
Date: 22/07/2024
Property Type: House
Land Size: 3988 sqm approx



9 Carroll St LAUNCHING PLACE 3139 (REI/VG)

[Agent Comments](#)

 3  1  4

Price: \$805,000
Method: Private Sale
Date: 04/06/2024
Property Type: House
Land Size: 2004 sqm approx