

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

8 Gembrook-Launching Place Road, Launching Place Vic 3139

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$620,000 Property Type House Suburb Launching Place

Period - From 01/10/2018 to 30/09/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

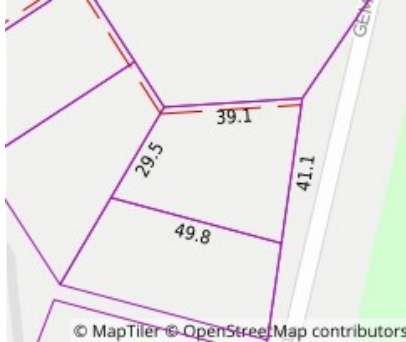
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	21 Dean Cr LAUNCHING PLACE 3139	\$546,500	24/07/2019
2	8 Valewood Dr LAUNCHING PLACE 3139	\$520,000	24/08/2019
3	22 Grand Panorama Ct LAUNCHING PLACE 3139	\$505,000	30/09/2019

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.~~

This Statement of Information was prepared on: 12/11/2019 14:04



 3  1  2

Property Type: House (Previously Occupied - Detached)
Land Size: 1495 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
Year ending September 2019: \$620,000

Comparable Properties



21 Dean Cr LAUNCHING PLACE 3139 (REI/VG) **Agent Comments**

 3  2  1

Price: \$546,500
Method: Private Sale
Date: 24/07/2019
Property Type: House
Land Size: 836 sqm approx

8 Valewood Dr LAUNCHING PLACE 3139 (VG) **Agent Comments**

 3  -  -

Price: \$520,000
Method: Sale
Date: 24/08/2019
Property Type: House (Res)
Land Size: 836 sqm approx

22 Grand Panorama Ct LAUNCHING PLACE 3139 (REI) **Agent Comments**

 3  1  3

Price: \$505,000
Method: Private Sale
Date: 30/09/2019
Property Type: House
Land Size: 837 sqm approx