

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

1 Valewood Drive, Launching Place Vic 3139

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$705,000

Property Type

House

Suburb

Launching Place

Period - From

22/11/2022

to

21/11/2023

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	8 Dean Cr LAUNCHING PLACE 3139	\$673,000	08/06/2023
2	24 Dean Cr LAUNCHING PLACE 3139	\$640,000	04/08/2023
3	6 Mathers Av LAUNCHING PLACE 3139	\$615,000	30/06/2023

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:

22/11/2023 09:17

1 Valewood Drive, Launching Place Vic 3139

BELL REAL ESTATE

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Indicative Selling Price

\$600,000 - \$660,000

Median House Price

22/11/2022 - 21/11/2023: \$705,000



3 1 2

Rooms: 7

Property Type: House

Land Size: 871 sqm approx

Agent Comments

Comparable Properties



8 Dean Cr LAUNCHING PLACE 3139 (REI/VG)

Agent Comments

3 1 4

Price: \$673,000

Method: Private Sale

Date: 08/06/2023

Property Type: House

Land Size: 831 sqm approx



24 Dean Cr LAUNCHING PLACE 3139 (REI/VG)

Agent Comments

3 2 2

Price: \$640,000

Method: Private Sale

Date: 04/08/2023

Property Type: House

Land Size: 831 sqm approx



6 Mathers Av LAUNCHING PLACE 3139 (REI/VG)

Agent Comments

3 1 2

Price: \$615,000

Method: Private Sale

Date: 30/06/2023

Property Type: House

Land Size: 951 sqm approx

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807



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