

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

12 Bellbird Avenue, Launching Place Vic 3139

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$805,000 Property Type House Suburb Launching Place

Period - From 01/04/2022 to 31/03/2023 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	5 Sundew Pde LAUNCHING PLACE 3139	\$677,000	23/02/2023
2	34 Alpine Blvd LAUNCHING PLACE 3139	\$650,000	05/11/2022
3			

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: 19/04/2023 11:11

David Carroll

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Indicative Selling Price

\$650,000 - \$690,000

Median House Price

Year ending March 2023: \$805,000



2 2 0

Property Type: House

Land Size: 1580 sqm approx

Agent Comments

Comparable Properties



5 Sundew Pde LAUNCHING PLACE 3139 (REI) **Agent Comments**

3 1 1

Price: \$677,000

Method: Private Sale

Date: 23/02/2023

Property Type: House

Land Size: 1465 sqm approx



34 Alpine Blvd LAUNCHING PLACE 3139 (VG) **Agent Comments**

3 - -

Price: \$650,000

Method: Sale

Date: 05/11/2022

Property Type: House (Res)

Land Size: 839 sqm approx

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.

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