



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 836 sqm approx

Agent Comments

**Indicative Selling Price**

\$470,000 - \$510,000

**Median House Price**

Year ending June 2017: \$521,000

## Comparable Properties



**2 Hilltop Rise LAUNCHING PLACE 3139 (REI)**

Agent Comments



**Price:** \$530,000

**Method:** Private Sale

**Date:** 26/04/2017

**Rooms:** 7

**Property Type:** House

**Land Size:** 1780 sqm approx



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

Agent Comments



**Price:** \$495,000

**Method:** Private Sale

**Date:** 15/03/2017

**Rooms:** 8

**Property Type:** House

**Land Size:** 836 sqm approx



**5 Wellman St LAUNCHING PLACE 3139 (REI)**

Agent Comments



**Price:** \$480,000

**Method:** Private Sale

**Date:** 27/05/2017

**Rooms:** 1

**Property Type:** House

**Land Size:** 2200 sqm approx

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

32 Dean Crescent, Launching Place Vic 3139

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$470,000

&

\$510,000

Median sale price

Median price

\$521,000

House

X

Suburb

Launching Place

Period - From

01/07/2016

to

30/06/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2 Hilltop Rise LAUNCHING PLACE 3139	\$530,000	26/04/2017
21 Dean Cr LAUNCHING PLACE 3139	\$495,000	15/03/2017
5 Wellman St LAUNCHING PLACE 3139	\$480,000	27/05/2017