

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 29 Riverview Parade, Launching Place Vic 3139

Indicative selling price

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

Range between \$470,000 & \$510,000

Median sale price

Median price \$534,750 House X Unit Suburb Launching Place

Period - From 01/01/2018 to 31/12/2018 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	127 Barak Dr LAUNCHING PLACE 3139	\$620,000	16/01/2019
2	28 Crescent Rd YARRA JUNCTION 3797	\$590,000	18/10/2018
3	22 Silverwattle Rd LAUNCHING PLACE 3139	\$480,000	11/01/2019

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.

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Indicative Selling Price

\$470,000 - \$510,000

Median House Price

Year ending December 2018: \$534,750



Rooms:

Property Type: Land

Land Size: 12322 sqm approx

Agent Comments

Comparable Properties



127 Barak Dr LAUNCHING PLACE 3139 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 16/01/2019

Rooms: 4

Property Type: House (Res)

Land Size: 10000 sqm approx

28 Crescent Rd YARRA JUNCTION 3797 (VG)

Agent Comments



Price: \$590,000

Method: Sale

Date: 18/10/2018

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4032 sqm approx



22 Silverwattle Rd LAUNCHING PLACE 3139 (REI)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 11/01/2019

Rooms: 4

Property Type: House

Land Size: 4248.10 sqm approx