Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Grand Panorama Court, Launching Place Vic 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$750,000		&		\$810,000					
Median sale p	rice									
Median price	\$686,000	Pro	operty Type	Hou	ISE		Suburb	Launching Place		
Period - From	05/12/2022	to	04/12/2023		So	urce	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 sixmonths 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		
2		
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:

05/12/2023 15:58









Property Type: House Agent Comments

03 59671 277 0419 539 320 david@bellrealestate.com.au

David Carroll

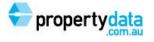
Indicative Selling Price \$750,000 - \$810,000 Median House Price 05/12/2022 - 04/12/2023: \$686,000

Comparable Properties

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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