

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 41 Alpine Boulevard, Launching Place Vic 3139

Indicative selling price

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

Range between \$485,000 & \$530,000

Median sale price

Median price \$515,000 House X Unit Suburb Launching Place

Period - From 01/07/2017 to 30/06/2018 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		
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.



 3  2  1

Rooms:

Property Type: House

Land Size: 1281 sqm approx

Agent Comments

Comparable Properties

2 Dean Cr LAUNCHING PLACE 3139 (VG)

Agent Comments

 4  -  -

Price: \$525,000

Method: Sale

Date: 07/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 821 sqm approx

45 Alpine Blvd LAUNCHING PLACE 3139 (VG)

Agent Comments

 2  -  -

Price: \$515,000

Method: Sale

Date: 17/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 2438 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.