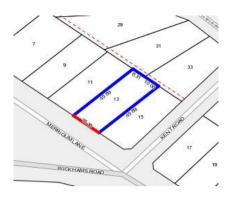
13 Merrigum Lane, Launching Place Vic 3139



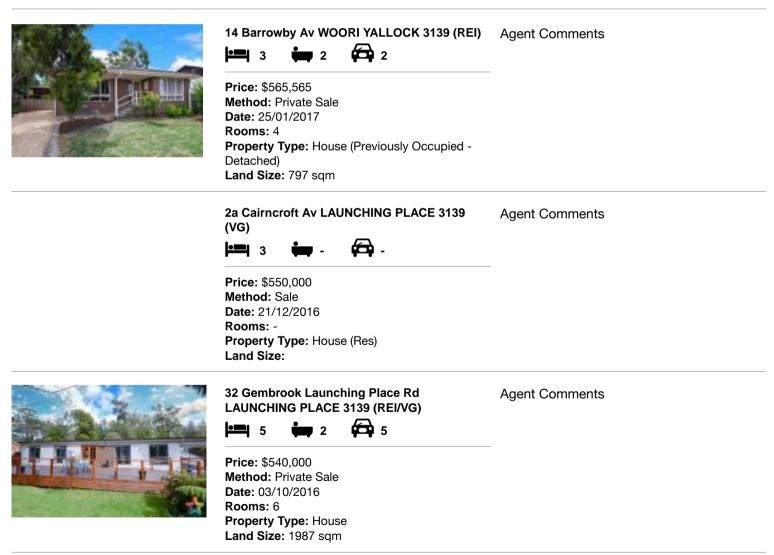




Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 838 Agent Comments Tony Fanfulla 03 5967 1277 0419 870 513 tony@bellrealestate.com.au

Indicative Selling Price \$0 - \$0 Median House Price Year ending March 2017: \$512,500

Comparable Properties



Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality andpostcode

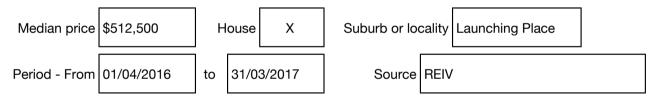
13 Merrigum Lane,Launching Place Vic 3139

Indicative selling price

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

Range between	\$0	&	\$0
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Median sale price



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
14 Barrowby Av WOORI YALLOCK 3139	\$565,565	25/01/2017
2a Cairncroft Av LAUNCHING PLACE 3139	\$550,000	21/12/2016
32 Gembrook Launching Place Rd LAUNCHING PLACE 3139	\$540,000	03/10/2016

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