



**Rooms:**

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

**Land Size:** 838

Agent Comments

## Comparable Properties



**14 Barrowby Av WOORI YALLOCK 3139 (REI)**

Agent Comments



**Price:** \$565,565

**Method:** Private Sale

**Date:** 25/01/2017

**Rooms:** 4

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

**Land Size:** 797 sqm

**2a Cairncroft Av LAUNCHING PLACE 3139 (VG)**

Agent Comments



**Price:** \$550,000

**Method:** Sale

**Date:** 21/12/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:**



**32 Gembrook Launching Place Rd LAUNCHING PLACE 3139 (REI/VG)**

Agent Comments



**Price:** \$540,000

**Method:** Private Sale

**Date:** 03/10/2016

**Rooms:** 6

**Property Type:** House

**Land Size:** 1987 sqm

## 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 and postcode

13 Merrigum Lane, Launching Place Vic 3139

## Indicative selling price

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

Range between \$0

&amp;

\$0

## Median sale price

Median price \$512,500

House

X

Suburb or locality

Launching Place

Period - From 01/04/2016

to

31/03/2017

Source REIV

## 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