

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

4 Hilltop Rise, Launching Place Vic 3139

Indicative selling price

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

Range between \$680,000

&

\$740,000

Median sale price

Median price \$790,000

Property Type House

Suburb Launching Place

Period - From 01/07/2021

to 30/06/2022

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	1 Allsops Rd LAUNCHING PLACE 3139	\$737,000	19/07/2022
2	12 Tarhilla Dr LAUNCHING PLACE 3139	\$715,000	31/03/2022
3	36 Alan Gr WOORI YALLOCK 3139	\$690,000	05/07/2022

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:

08/08/2022 10:08

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Indicative Selling Price

\$680,000 - \$740,000

Median House Price

Year ending June 2022: \$790,000

**Property Type:** House (Previously

Occupied - Detached)

Land Size: 2312 sqm approx

Agent Comments

Comparable Properties

**1 Allsops Rd LAUNCHING PLACE 3139 (REI)**

Agent Comments

**Price:** \$737,000**Method:** Private Sale**Date:** 19/07/2022**Property Type:** House**Land Size:** 1178 sqm approx**12 Tarhilla Dr LAUNCHING PLACE 3139 (REI/VG)**

Agent Comments

**Price:** \$715,000**Method:** Private Sale**Date:** 31/03/2022**Property Type:** House**Land Size:** 876 sqm approx**36 Alan Gr WOORI YALLOCK 3139 (REI)**

Agent Comments

**Price:** \$690,000**Method:** Private Sale**Date:** 05/07/2022**Property Type:** House