



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 2058 sqm

Agent Comments

Indicative Selling Price

\$540,000 - \$594,000

Median House Price

Year ending March 2017: \$512,500

Comparable Properties



29 Alpine Blvd LAUNCHING PLACE 3139 (REI) **Agent Comments**



Price: \$587,325

Method: Private Sale

Date: 20/04/2017

Rooms: 5

Property Type: House

Land Size: 1289 sqm



15 Allsops Rd LAUNCHING PLACE 3139 (REI) **Agent Comments**



Price: \$540,000

Method: Private Sale

Date: 10/01/2017

Rooms: 5

Property Type: House

Land Size: 2300 sqm



2 Hilltop Rise LAUNCHING PLACE 3139 (REI) **Agent Comments**



Price: \$530,000

Method: Private Sale

Date: 26/04/2017

Rooms: 7

Property Type: House

Land Size: 1780 sqm

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 23 Cairncroft Avenue, Launching Place Vic 3139

Indicative selling price

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

Range between \$540,000 & \$594,000

Median sale price

Median price \$512,500

House X

Suburb Launching Place

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
29 Alpine Blvd LAUNCHING PLACE 3139	\$587,325	20/04/2017
15 Allsops Rd LAUNCHING PLACE 3139	\$540,000	10/01/2017
2 Hilltop Rise LAUNCHING PLACE 3139	\$530,000	26/04/2017