

# 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

280 Gembrook Road, Launching Place Vic 3139

### Indicative selling price

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

Range between

\$780,000

&

\$840,000

### Median sale price

Median price

\$620,000

Property Type

House

Suburb

Launching Place

Period - From

01/10/2018

to

30/09/2019

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	20 Ruthven St LAUNCHING PLACE 3139	\$770,000	22/06/2019
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.~~

This Statement of Information was prepared on:

04/12/2019 11:19



Too early  
for inside  
photos

 4    2    7

**Property Type:** House  
**Land Size:** 5519 sqm approx  
Agent Comments

**Indicative Selling Price**

\$780,000 - \$840,000

**Median House Price**

Year ending September 2019: \$620,000

## Comparable Properties



**20 Ruthven St LAUNCHING PLACE 3139**  
(REI/VG)

Agent Comments

 5    2    4

**Price:** \$770,000  
**Method:** Auction Sale  
**Date:** 22/06/2019  
**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 41663 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.