

# 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

3 Ridge Court, 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

\$530,000

&

\$570,000

### Median sale price

Median price

\$580,000

Property Type

House

Suburb

Launching Place

Period - From

01/10/2019

to

30/09/2020

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	23 Greenwood Dr LAUNCHING PLACE 3139	\$535,000	14/08/2020
2	13 Greenwood Dr LAUNCHING PLACE 3139	\$528,000	16/07/2020
3	31 Tarhilla Dr LAUNCHING PLACE 3139	\$505,000	15/11/2020

**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:

10/12/2020 10:53



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**Property Type:** House  
**Land Size:** 990 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$570,000  
**Median House Price**  
Year ending September 2020: \$580,000

## Comparable Properties



**23 Greenwood Dr LAUNCHING PLACE 3139 (VG)**

**Agent Comments**

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**Price:** \$535,000  
**Method:** Sale  
**Date:** 14/08/2020  
**Property Type:** House (Res)  
**Land Size:** 868 sqm approx



**13 Greenwood Dr LAUNCHING PLACE 3139 (VG)**

**Agent Comments**

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**Price:** \$528,000  
**Method:** Sale  
**Date:** 16/07/2020  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx



**31 Tarrilla Dr LAUNCHING PLACE 3139 (REI)**

**Agent Comments**

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**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 15/11/2020  
**Property Type:** House  
**Land Size:** 1173 sqm approx