

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

25 Greenwood Drive, Launching Place Vic 3139

Indicative selling price

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

Range between

\$430,000

&

\$470,000

Median sale price

Median price

\$515,000

House

X

Unit

Suburb or locality

Launching Place

Period - From

01/07/2017

to

30/06/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	12 Greenwood Dr LAUNCHING PLACE 3139	\$510,000	20/07/2018
2	31 Little Yarra Rd YARRA JUNCTION 3797	\$466,000	27/06/2018
3	9 Tarhilla Dr LAUNCHING PLACE 3139	\$436,556	05/07/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.