

#### 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	25 Greenwood Drive, Launching Place Vic 3139
Including suburb or	, ,
locality andpostcode	

### Indicative selling price

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

Range between \$430,000	&	\$470,000
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### Median sale price

Median price	\$515,000	Hou	ise 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)

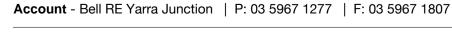
Α\* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

# Address of comparable property

Ad	dress 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.



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