



5 3 4

Rooms:

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 9106 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$730,000

Median House Price

Year ending March 2017: \$512,500

Comparable Properties



55 Gardenhill Rd LAUNCHING PLACE 3139 (REI)

Agent Comments

2 1 3

Price: \$631,000

Method: Private Sale

Date: 09/05/2017

Rooms: 4

Property Type: House

Land Size: 8094 sqm approx



44 Hoddle St YARRA JUNCTION 3797 (VG)

Agent Comments

3 - -

Price: \$638,000

Method: Sale

Date: 06/01/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 41980 sqm approx



25 Douglas Pde LAUNCHING PLACE 3139 (REI)

Agent Comments

4 2 5

Price: \$795,000

Method: Private Sale

Date: 30/01/2017

Rooms: 5

Property Type: House

Land Size: 8094 sqm approx

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

25 Victoria Street, Launching Place Vic 3139

Indicative selling price

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

Range between \$680,000 & \$730,000

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
55 Gardenhill Rd LAUNCHING PLACE 3139	\$631,000	09/05/2017
44 Hoddle St YARRA JUNCTION 3797	\$638,000	06/01/2017
25 Douglas Pde LAUNCHING PLACE 3139	\$795,000	30/01/2017