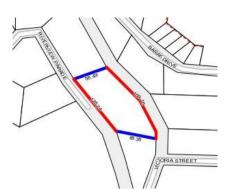


Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

Indicative Selling Price \$680,000 - \$730,000 **Median House Price** Year ending March 2017: \$512,500



Rooms:

Property Type: Hobby Farm < 20

ha (Rur)

Land Size: 9106 sqm approx

Agent Comments

Comparable Properties



55 Gardenhill Rd LAUNCHING PLACE 3139

(REI)

-- 2

Price: \$631,000 Method: Private Sale Date: 09/05/2017

Rooms: 4

Property Type: House Land Size: 8094 sqm approx **Agent Comments**



44 Hoddle St YARRA JUNCTION 3797 (VG)







Price: \$638.000 Method: Sale Date: 06/01/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 41980 sqm approx

Agent Comments

Agent Comments



25 Douglas Pde LAUNCHING PLACE 3139

(REI)

Price: \$795.000 Method: Private Sale Date: 30/01/2017 Rooms: 5

Property Type: House Land Size: 8094 sqm approx

Account - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 26/06/2017 15:57



Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$680,000	&	\$730,000
3	, ,		,,

Median sale price

Median price \$512	2,500 Ho	ouse X	Su	burb Launching Place
Period - From 01/0	4/2016 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



