

Samantha Price 5967 1277 0438 795 190 samantha@bellrealestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

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	Section 47AF of the Estate Agents Act 19				
Property offered for s	sale				
Address Including suburb and postcode	785 Gembrook-launching Place Road, Launching Place Vic 3139				
Indicative selling price	e:				
For the meaning of this p	orice see consumer.vi	c.gov.au/under	quoting		
Range between \$570,	000 8	\$627	,000		
Median sale price					
Median price \$521,00	00 House	X Unit		Suburb	unching Place
Period - From 01/07/2	016 to 30/06/2	2017	Source REI\	1	
Comparable property	sales (*Delete A o	or B below as	applicable)		
	nree properties sold w estate agent or agent e.		•		
Address of comparab	le property			Price	Date of sale
1					
2					
3					
OR The estate agen	at or agentle venyes and	tativo rossos-b	v boliovaa +b-	t fower than the	o composable
•	it or agent's represent sold within two kilom		•		•





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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.

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Indicative Selling Price \$570,000 - \$627,000 **Median House Price** Year ending June 2017: \$521,000



Comparable Properties

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.

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