

# 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

20 Grand Panorama Court, Launching Place Vic 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$660,000

### Median sale price

Median price

\$695,000

Property Type

House

Suburb

Launching Place

Period - From

26/09/2022

to

25/09/2023

Source

REIV

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	8 Dean Cr LAUNCHING PLACE 3139	\$673,000	08/06/2023
2	24 Dean Cr LAUNCHING PLACE 3139	\$640,000	04/08/2023
3	6 Mathers Av LAUNCHING PLACE 3139	\$615,000	30/06/2023

**OR**

~~**B\*** 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.~~

This Statement of Information was prepared on:

26/09/2023 12:49