

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

2 Fern Court, Launching Place Vic 3139

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$531,000

House

X

Unit

Suburb

Launching Place

Period - From 01/10/2017

to

30/09/2018

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	11 Valewood Dr LAUNCHING PLACE 3139	\$540,000	18/07/2018
2	41 Alpine Blvd LAUNCHING PLACE 3139	\$538,500	09/08/2018
3	18 Carter St LAUNCHING PLACE 3139	\$530,000	08/11/2018

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.

Leah Bannerman

03 5967 1277

0448 924 266

leah@bellrealestate.com.au

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

Year ending September 2018: \$531,000



3 1 0

Rooms:

Property Type: House (Res)

Land Size: 965 sqm approx

Agent Comments

Comparable Properties



11 Valewood Dr LAUNCHING PLACE 3139 (REI/VG)

Agent Comments

3 2 3

Price: \$540,000

Method: Private Sale

Date: 18/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 835 sqm approx



41 Alpine Blvd LAUNCHING PLACE 3139 (REI/VG)

Agent Comments

3 2 2

Price: \$538,500

Method: Private Sale

Date: 09/08/2018

Rooms: 4

Property Type: House

Land Size: 1281 sqm approx



18 Carter St LAUNCHING PLACE 3139 (REI/VG)

Agent Comments

3 1 2

Price: \$530,000

Method: Private Sale

Date: 08/11/2018

Rooms: 7

Property Type: House

Land Size: 2808 sqm approx