

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

22 Grand Panorama Court, Launching Place Vic 3139

Indicative selling price

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

Range between

\$490,000

&

\$530,000

Median sale price

Median price

\$615,000

Property Type

House

Suburb

Launching Place

Period - From

19/09/2018

to

18/09/2019

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	40 Cairncroft Av LAUNCHING PLACE 3139	\$500,000	10/07/2019
2			
3			

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:

19/09/2019 12:19



 3  1  3

Property Type: House (Previously Occupied - Detached)

Land Size: 836 sqm approx

Agent Comments

Comparable Properties



40 Cairncroft Av LAUNCHING PLACE 3139 (VG)

Agent Comments

 3  -  -

Price: \$500,000

Method: Sale

Date: 10/07/2019

Property Type: House (Res)

Land Size: 827 sqm approx

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.