## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 235 Milners Road, Launching Place Vic 3139

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$580,000		&		\$630,000				
Median sale p	rice								
Median price	\$620,000	Pro	operty Type	Hou	se		Suburb	Launching Place	
Period - From	01/10/2018	to	30/09/2019		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2 Rangeview Cr YARRA JUNCTION 3797	\$590,000	28/05/2019
2			
3			

OR

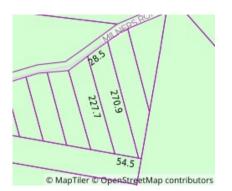
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

12/11/2019 14:14









Property Type: House Land Size: 12663 sqm approx Agent Comments Indicative Selling Price \$580,000 - \$630,000 Median House Price Year ending September 2019: \$620,000

# **Comparable Properties**



2 Rangeview Cr YARRA JUNCTION 3797 (REI/VG)



Price: \$590,000 Method: Private Sale Date: 28/05/2019 Rooms: 6 Property Type: House Land Size: 979 sqm approx Agent Comments

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.

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.