

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

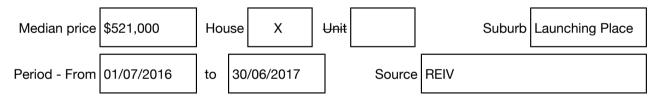
21 Carter Street, Launching Place Vic 3139

Indicative selling price

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

 Range between
 \$450,000
 &
 \$490,000

Median sale price



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	38 Gembrook Launching Place Rd LAUNCHING PLACE 3139	\$515,000	27/08/2017
2	5 Wellman St LAUNCHING PLACE 3139	\$480,000	27/05/2017
3	13 Allsops Rd LAUNCHING PLACE 3139	\$476,000	24/07/2017

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.

propertydata

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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.







Rooms: Property Type: House Land Size: 2020 sqm approx Agent Comments Samantha Price 5967 1277 0438 795 190 samantha@bellrealestate.com.au

Indicative Selling Price \$450,000 - \$490,000 Median House Price Year ending June 2017: \$521,000

Comparable Properties



38 Gembrook Launching Place Rd LAUNCHING PLACE 3139 (REI) 3 1 4 4



Price: \$515,000 Method: Private Sale Date: 27/08/2017 Rooms: 7 Property Type: House Land Size: 2000 sqm approx Agent Comments



5 Wellman St LAUNCHING PLACE 3139 (REI/VG) Agent Comments



Price: \$480,000 Method: Private Sale Date: 27/05/2017 Rooms: 1 Property Type: House Land Size: 2200 sqm approx



13 Allsops Rd LAUNCHING PLACE 3139 (REI) Agent Comments



Price: \$476,000 Method: Private Sale Date: 24/07/2017 Rooms: -Property Type: House Land Size: 2018 sqm approx

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807

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