

## 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<br>Including suburb and<br>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

|               |            |       |            |        |      |        |                 |
|---------------|------------|-------|------------|--------|------|--------|-----------------|
| Median price  | \$521,000  | House | X          | Unit   |      | Suburb | Launching Place |
| Period - From | 01/07/2016 | to    | 30/06/2017 | 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 | 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.~~

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**Indicative Selling Price**

\$450,000 - \$490,000

**Median House Price**

Year ending June 2017: \$521,000



4 1 0

**Rooms:**

**Property Type:** House

**Land Size:** 2020 sqm approx

Agent Comments

## Comparable Properties



**38 Gembrook Launching Place Rd  
LAUNCHING PLACE 3139 (REI)**

Agent Comments

3 1 4

**Price:** \$515,000

**Method:** Private Sale

**Date:** 27/08/2017

**Rooms:** 7

**Property Type:** House

**Land Size:** 2000 sqm approx



**5 Wellman St LAUNCHING PLACE 3139  
(REI/VG)**

Agent Comments

3 1 1

**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

1 1 1

**Price:** \$476,000

**Method:** Private Sale

**Date:** 24/07/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 2018 sqm approx