

# 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

6 Bellbird Avenue, Launching Place Vic 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$720,000

### Median sale price

Median price \$660,000 Property Type House Suburb Launching Place

Period - From 01/01/2023 to 31/12/2023 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	13 Woodleigh Ct LAUNCHING PLACE 3139	\$730,000	02/11/2023
2	31 Cairncroft Av LAUNCHING PLACE 3139	\$720,000	14/10/2023
3	4 Bellbird Av LAUNCHING PLACE 3139	\$680,000	24/01/2024

**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:

10/04/2024 09:45

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**Indicative Selling Price**

\$680,000 - \$720,000

**Median House Price**

Year ending December 2023: \$660,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1784 sqm approx

Agent Comments

## Comparable Properties



**13 Woodleigh Ct LAUNCHING PLACE 3139 (REI/VG)**

Agent Comments



**Price:** \$730,000

**Method:** Private Sale

**Date:** 02/11/2023

**Property Type:** House

**Land Size:** 833 sqm approx



**31 Cairncroft Av LAUNCHING PLACE 3139 (REI/VG)**

Agent Comments



**Price:** \$720,000

**Method:** Private Sale

**Date:** 14/10/2023

**Property Type:** House

**Land Size:** 2016 sqm approx



**4 Bellbird Av LAUNCHING PLACE 3139 (REI)**

Agent Comments



**Price:** \$680,000

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** House

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



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