

## 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

12 Greenwood Drive, 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 \$480,000 & \$528,000

### Median sale price

Median price \$515,000 House X Unit Suburb Launching Place

Period - From 01/07/2017 to 30/06/2018 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		
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.

12 Greenwood Drive, Launching Place Vic 3139



Rebecca Doolan  
03 5967 1277  
0401 832 068

bec@bellrealestate.com.au

**Indicative Selling Price**

\$480,000 - \$528,000

**Median House Price**

Year ending June 2018: \$515,000



3 1 0

**Rooms:**

**Property Type:** House

**Land Size:** 836 sqm approx

Agent Comments

## Comparable Properties

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.