

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

67 BRAESIDE DRIVE LAUNCHING PLACE VIC 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,000

Property type

House

Suburb

Launching Place

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

1775 WARBURTON HIGHWAY WOORI YALLOCK VIC 3139	\$690,000	12-Oct-22
12 HILLTOP RISE LAUNCHING PLACE VIC 3139	\$715,000	02-Dec-22
8 HENRY STREET WOORI YALLOCK VIC 3139	\$730,000	21-Nov-22

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 6 months.~~

This Statement of Information was prepared on: 29 March 2023


**1775 Warburton Highway
Woori Yallock VIC 3139**
 4  3  -

Sold Price **\$690,000** Sold Date **12-Oct-22**

Distance **1.8km**

**12 Hilltop Rise Launching
Place VIC 3139**
 3  2  2

Sold Price **\$715,000** Sold Date **02-Dec-22**

Distance **0.64km**

**8 Henry Street Woori
Yallock VIC 3139**
 3  1  4

Sold Price **\$730,000** Sold Date **21-Nov-22**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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