

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

30 Gembrook-Launching Place Road, Launching Place Vic 3139

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$522,500

House

X

Unit

Suburb or locality

Launching Place

Period - From

01/01/2017

to

31/12/2017

Source

REIV

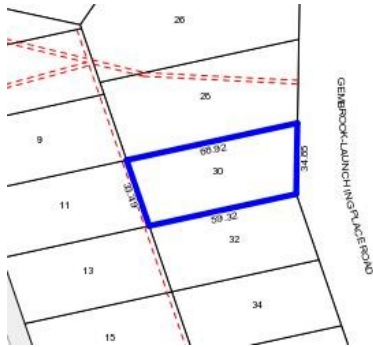
Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	19 Tarhilla Dr LAUNCHING PLACE 3139	\$497,500	25/11/2017
2	5 Wellman St LAUNCHING PLACE 3139	\$480,000	27/05/2017
3	20 Gembrook Launching Place Rd LAUNCHING PLACE 3139	\$478,000	02/08/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1005 sqm approx

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median House Price

Year ending December 2017: \$522,500

Comparable Properties



19 Tarrilla Dr LAUNCHING PLACE 3139 (REI)

Agent Comments



Price: \$497,500

Method: Private Sale

Date: 25/11/2017

Rooms: 4

Property Type: House

Land Size: 2750 sqm approx



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

20 Gembrook Launching Place Rd LAUNCHING PLACE 3139 (VG)

Agent Comments



Price: \$478,000

Method: Sale

Date: 02/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 1737 sqm approx