

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for sa
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Address Including suburb and postcode	35 Allsops Road, Launching Place Vic 3139
ndicative selling pric	ce

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

Range between \$380,000	&	\$415,000	
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#### Median sale price

Median price	\$521,000	Hou	ise 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)

These are the three properties sold within two kilometres of the property for sale in the last six A\* months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	25 Sally Ct WOORI YALLOCK 3139	\$365,000	07/04/2017
2	5 Alan Gr WOORI YALLOCK 3139	\$377,000	30/03/2017
3	13 Shirley Cr WOORI YALLOCK 3139	\$402,000	02/03/2017

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

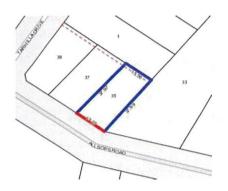
Account - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466





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Rooms

**Property Type:** House (Res) **Land Size:** 623 sqm approx

**Agent Comments** 

Indicative Selling Price \$380,000 - \$415,000 Median House Price Year ending June 2017: \$521,000

# Comparable Properties



25 Sally Ct WOORI YALLOCK 3139 (REI/VG)

3

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Price: \$365,000 Method: Private Sale Date: 07/04/2017

Rooms: 4

Property Type: House (Res) Land Size: 671 sqm approx Agent Comments



5 Alan Gr WOORI YALLOCK 3139 (REI/VG)

3





Price: \$377,000 Method: Private Sale Date: 30/03/2017

Rooms: 4

Property Type: House Land Size: 621 sqm approx Agent Comments



13 Shirley Cr WOORI YALLOCK 3139 (REI/VG) Agent Comments

3



**2** 2

Price: \$402,000 Method: Private Sale Date: 02/03/2017

Rooms: 5

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Property Type: House Land Size: 776 sqm approx

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