

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 35 Allsops Road, Launching Place Vic 3139

Indicative selling price

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

Range between \$380,000 & \$415,000

Median sale price

Median price \$521,000 House ☒ 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)

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 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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~



 3  1  1

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)

Agent Comments

 3  1  -

Price: \$365,000
Method: Private Sale
Date: 07/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 671 sqm approx



5 Alan Gr WOORI YALLOCK 3139 (REI/VG)

Agent Comments

 3  1  2

Price: \$377,000
Method: Private Sale
Date: 30/03/2017
Rooms: 4
Property Type: House
Land Size: 621 sqm approx



13 Shirley Cr WOORI YALLOCK 3139 (REI/VG)

Agent Comments

 3  1  2

Price: \$402,000
Method: Private Sale
Date: 02/03/2017
Rooms: 5
Property Type: House
Land Size: 776 sqm approx