

# 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

45 Timberline Road, 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

&

\$520,000

#### Median sale price

Median price \$531,000

House

X

Unit

Suburb or locality

Launching Place

Period - From 01/10/2017

to

30/09/2018

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	43 Timberline Rd LAUNCHING PLACE 3139	\$555,000	18/04/2018
2	8 Ridge Ct LAUNCHING PLACE 3139	\$501,000	31/10/2018
3	24 Cynthia Gr WOORI YALLOCK 3139	\$500,000	21/06/2018

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.

Samantha Price

5967 1277

0438 795 190

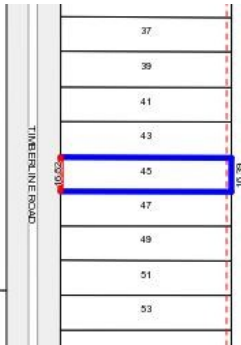
samantha@bellrealestate.com.au

**Indicative Selling Price**

\$480,000 - \$520,000

**Median House Price**

Year ending September 2018: \$531,000



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**43 Timberline Rd LAUNCHING PLACE 3139 (REI/VG)**

**Agent Comments**



**Price:** \$555,000

**Method:** Private Sale

**Date:** 18/04/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 1134 sqm approx



**8 Ridge Ct LAUNCHING PLACE 3139 (REI)**

**Agent Comments**



**Price:** \$501,000

**Method:** Private Sale

**Date:** 31/10/2018

**Rooms:** 3

**Property Type:** House

**Land Size:** 973 sqm approx



**24 Cynthia Gr WOORI YALLOCK 3139 (REI/VG)**

**Agent Comments**



**Price:** \$500,000

**Method:** Private Sale

**Date:** 21/06/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 645 sqm approx