

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

4 Bellbird Avenue, Launching Place Vic 3139

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$695,000 Property Type House Suburb Launching Place

Period - From 28/11/2022 to 27/11/2023 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	13 Woodleigh Ct LAUNCHING PLACE 3139	\$730,000	02/11/2023
2	8 Tarhilla Dr LAUNCHING PLACE 3139	\$730,000	07/06/2023
3	31 Cairncroft Av LAUNCHING PLACE 3139	\$720,000	14/10/2023

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.~~

This Statement of Information was prepared on:

28/11/2023 15:15

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Indicative Selling Price

\$680,000 - \$730,000

Median House Price

28/11/2022 - 27/11/2023: \$695,000



 3  1  2

Rooms: 7

Property Type: House

Land Size: 1449 sqm approx

Agent Comments

Comparable Properties



13 Woodleigh Ct LAUNCHING PLACE 3139 (REI)

Agent Comments

 4  2  2

Price: \$730,000

Method: Private Sale

Date: 02/11/2023

Property Type: House

Land Size: 833 sqm approx

8 Tarrilla Dr LAUNCHING PLACE 3139 (VG)

Agent Comments

 3  -  -

Price: \$730,000

Method: Sale

Date: 07/06/2023

Property Type: House (Res)

Land Size: 1051 sqm approx



31 Cairncroft Av LAUNCHING PLACE 3139 (REI)

Agent Comments

 3  1  1

Price: \$720,000

Method: Private Sale

Date: 14/10/2023

Property Type: House

Land Size: 2016 sqm approx