

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

24 Dean Crescent, Launching Place Vic 3139

Indicative selling price

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

Range between

\$620,000

&

\$670,000

Median sale price

Median price

\$725,000

Property Type

House

Suburb

Launching Place

Period - From

07/06/2022

to

06/06/2023

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	12 Bellbird Av LAUNCHING PLACE 3139	\$670,000	02/05/2023
2	32 Dean Cr LAUNCHING PLACE 3139	\$650,000	15/03/2023
3			

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:

07/06/2023 11:23

Leah Bannerman

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Indicative Selling Price

\$620,000 - \$670,000

Median House Price

07/06/2022 - 06/06/2023: \$725,000



3 2 1

Property Type: House

Land Size: 831 sqm approx

Agent Comments

Comparable Properties



12 Bellbird Av LAUNCHING PLACE 3139 (REI) **Agent Comments**

2 2 -

Price: \$670,000

Method: Private Sale

Date: 02/05/2023

Property Type: House

Land Size: 1580 sqm approx



32 Dean Cr LAUNCHING PLACE 3139 (REI/VG) **Agent Comments**

3 1 2

Price: \$650,000

Method: Private Sale

Date: 15/03/2023

Property Type: House

Land Size: 835 sqm approx

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.

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