

Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

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	21 Dean Crescent, Launching Place Vic 3139					

Indicative selling price

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For the meaning of this	price see consumer.	vic.gov.au/	underd	Juotii 19

Range between	\$530,000	&	\$560,000

Median sale price

Median price	\$555,000	Hou	use X	Unit			Suburb	Launching Place
Period - From	01/04/2018	to	31/03/2019		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.

Add	dress of comparable property	Price	Date of sale
1	2 Fern Ct LAUNCHING PLACE 3139	\$540,000	31/01/2019
2	16 Allsops Rd WOORI YALLOCK 3139	\$550,000	15/04/2019
3	2 Ridge Ct LAUNCHING PLACE 3139	\$555,000	14/03/2019

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.







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Indicative Selling Price \$530,000 - \$560,000 **Median House Price** Year ending March 2019: \$555,000





Rooms:

Property Type: House Land Size: 836 sqm approx

Agent Comments

Comparable Properties



2 Fern Ct LAUNCHING PLACE 3139 (REI/VG)



Price: \$540,000 Method: Private Sale Date: 31/01/2019

Rooms: 7

Property Type: House

Land Size: 965.10 sqm approx

16 Allsops Rd WOORI YALLOCK 3139

(REI/VG)

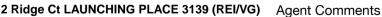




Price: \$550.000 Method: Private Sale Date: 15/04/2019 Rooms: 5

Property Type: House Land Size: 3942 sqm approx Agent Comments

Agent Comments





Price: \$555,000 Method: Private Sale Date: 14/03/2019 Rooms: 8

Property Type: House Land Size: 650 sqm approx

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