

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

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

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

Median sale price

Median price \$555,000 House 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.

	Address 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.



 3  2  1

Rooms:

Property Type: House

Land Size: 836 sqm approx

Agent Comments

Comparable Properties



2 Fern Ct LAUNCHING PLACE 3139 (REI/VG)

Agent Comments

 3  1  1

Price: \$540,000

Method: Private Sale

Date: 31/01/2019

Rooms: 7

Property Type: House

Land Size: 965.10 sqm approx



16 Aillsops Rd WOORI YALLOCK 3139 (REI/VG)

Agent Comments

 2  1  1

Price: \$550,000

Method: Private Sale

Date: 15/04/2019

Rooms: 5

Property Type: House

Land Size: 3942 sqm approx



2 Ridge Ct LAUNCHING PLACE 3139 (REI/VG)

Agent Comments

 4  2  1

Price: \$555,000

Method: Private Sale

Date: 14/03/2019

Rooms: 8

Property Type: House

Land Size: 650 sqm approx