

# 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

5 Sundew Parade, 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 \$620,000 & \$680,000

### Median sale price

Median price \$800,000 Property Type House Suburb Launching Place

Period - From 01/10/2021 to 30/09/2022 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	20 Alpine Blvd LAUNCHING PLACE 3139	\$670,000	05/09/2022
2	2382 Warburton Hwy YARRA JUNCTION 3797	\$660,000	18/12/2022
3	2 Grand Panorama Ct LAUNCHING PLACE 3139	\$640,000	19/09/2022

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:

12/01/2023 15:28



**Property Type:** House (Res)

**Land Size:** 794 sqm approx

Agent Comments

**Indicative Selling Price**

\$620,000 - \$680,000

**Median House Price**

Year ending September 2022: \$800,000

## Comparable Properties



**20 Alpine Blvd LAUNCHING PLACE 3139 (VG)** Agent Comments



**Price:** \$670,000

**Method:** Sale

**Date:** 05/09/2022

**Property Type:** House (Res)

**Land Size:** 836 sqm approx



**2382 Warburton Hwy YARRA JUNCTION 3797 (REI)** Agent Comments



**Price:** \$660,000

**Method:** Private Sale

**Date:** 18/12/2022

**Property Type:** House

**Land Size:** 1670 sqm approx



**2 Grand Panorama Ct LAUNCHING PLACE 3139 (REI/VG)** Agent Comments



**Price:** \$640,000

**Method:** Private Sale

**Date:** 19/09/2022

**Property Type:** House

**Land Size:** 809 sqm approx