#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	5 Sundew Parade, Launching Place Vic 3139
Including suburb and	-
postcode	

#### Indicative selling price

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

Range between \$620,000 &	\$680,000
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#### Median sale price

Median price \$800,000	Pro	operty Type Ho	use	Suburb	Launching Place
Period - From 01/10/202	1 to	30/09/2022	Sourc	ce 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

	aress of comparable property	1 1100	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



Date of sale







**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

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Price: \$670,000 Method: Sale Date: 05/09/2022

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Property Type: House (Res) Land Size: 836 sqm approx



2382 Warburton Hwy YARRA JUNCTION 3797

(REI)

**-**

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)

**-**3

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**6** 

Price: \$640,000 Method: Private Sale Date: 19/09/2022 Property Type: House Land Size: 809 sqm approx

Account - Property Partners in Real Estate | P: 0429888367





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Agent Comments

Agent Comments