

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	2 Braeside Drive, Launching Place Vic 3139
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Indicative selling price

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

Range between	\$490,000	&	\$530,000
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Median sale price

Median price	\$518,000	House	X	Unit		Suburb	Launching Place
Period - From	01/10/2016	to	30/09/2017	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	21 Carter St LAUNCHING PLACE 3139	\$490,000	24/10/2017
2	12 Barbara Gr WOORI YALLOCK 3139	\$505,000	24/07/2017
3	38 Gembrook Launching Place Rd LAUNCHING PLACE 3139	\$515,000	27/08/2017

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1543 sqm approx

Agent Comments

Comparable Properties



21 Carter St LAUNCHING PLACE 3139 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 24/10/2017

Rooms: 8

Property Type: House

Land Size: 2021 sqm approx



12 Barbara Gr WOORI YALLOCK 3139 (REI/VG)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 24/07/2017

Rooms: 5

Property Type: House

Land Size: 610 sqm approx



38 Gembrook Launching Place Rd LAUNCHING PLACE 3139 (REI)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 27/08/2017

Rooms: 7

Property Type: House

Land Size: 2000 sqm approx