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

32 Dean Crescent, Launching Place Vic 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$650,000		&		\$695,000					
Median sale p	rice									
Median price	\$800,000	Pro	operty Type	Hous	se		Suburb	Launching Place		
Period - From	01/10/2021	to	30/09/2022		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1945 Warburton Hwy LAUNCHING PLACE 3139	\$700,000	12/08/2022
2	20 Alpine Blvd LAUNCHING PLACE 3139	\$670,000	05/09/2022
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:

14/12/2022 12:22









Property Type: House **Land Size:** 835 sqm approx Agent Comments 03 59671 277 0419 539 320 david@bellrealestate.com.au

David Carroll

Indicative Selling Price \$650,000 - \$695,000 Median House Price Year ending September 2022: \$800,000

Comparable Properties





2 Grand Panorama Ct LAUNCHING PLACE A 3139 (REI/VG)

Agent Comments



Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807





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