

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$650,000

&

\$695,000

### 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	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

David Carroll

03 59671 277

0419 539 320

david@bellrealestate.com.au

**Indicative Selling Price**

\$650,000 - \$695,000

**Median House Price**

Year ending September 2022: \$800,000



3 1 2

**Property Type:** House

**Land Size:** 835 sqm approx

**Agent Comments**

## Comparable Properties



**1945 Warburton Hwy LAUNCHING PLACE  
3139 (VG)**

**Agent Comments**

3 - -

**Price:** \$700,000

**Method:** Sale

**Date:** 12/08/2022

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 5151 sqm approx



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

**Agent Comments**

3 - -

**Price:** \$670,000

**Method:** Sale

**Date:** 05/09/2022

**Property Type:** House (Res)

**Land Size:** 836 sqm approx



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

**Agent Comments**

3 2 1

**Price:** \$640,000

**Method:** Private Sale

**Date:** 19/09/2022

**Property Type:** House

**Land Size:** 809 sqm approx