

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

3 JACKA STREET LAUNCHING PLACE VIC 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Launching Place

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 6 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 ALLSOPS ROAD LAUNCHING PLACE VIC 3139	\$737,000	19-Jul-22
4 HILLTOP RISE LAUNCHING PLACE VIC 3139	\$730,000	17-Aug-22
1945 WARBURTON HIGHWAY LAUNCHING PLACE VIC 3139	\$700,000	12-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 09 November 2022



1 ALLSOPS ROAD LAUNCHING PLACE VIC 3139

 3
  2
  4

Sold Price

\$737,000

Sold Date

19-Jul-22

Distance

1.69km


4 HILLTOP RISE LAUNCHING PLACE VIC 3139

 3
  2
  5

Sold Price

^{RS} **\$730,000**

Sold Date

17-Aug-22

Distance

1.52km


1945 WARBURTON HIGHWAY LAUNCHING PLACE VIC 3139

 3
  2
  1

Sold Price

\$700,000

Sold Date

12-Aug-22

Distance

1.26km
RS = Recent sale

UN = Undisclosed Sale

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