

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

9 Ruthven Street, Launching Place Vic 3139

Indicative selling price

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

Range between \$680,000

&

\$740,000

Median sale price

Median price \$515,000

House

X

Unit

Suburb or locality

Launching Place

Period - From 01/07/2017

to

30/06/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	20 Peppercorn PI YARRA JUNCTION 3797	\$750,000	07/10/2017
2	1860 Don Rd DON VALLEY 3139	\$735,000	07/04/2017
3	16 Old Don Rd DON VALLEY 3139	\$712,000	21/06/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Samantha Price

5967 1277

0438 795 190

samantha@bellrealestate.com.au

Indicative Selling Price

\$680,000 - \$740,000

Median House Price

Year ending June 2018: \$515,000



Rooms:

Property Type: Land

Land Size: 2200 sqm approx

Agent Comments

Comparable Properties



20 Peppercorn PI YARRA JUNCTION 3797 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 07/10/2017

Rooms: 8

Property Type: House

Land Size: 1660 sqm approx



1860 Don Rd DON VALLEY 3139 (REI/VG)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 07/04/2017

Rooms: 5

Property Type: House

Land Size: 2163 sqm approx



16 Old Don Rd DON VALLEY 3139 (REI/VG)

Agent Comments



Price: \$712,000

Method: Private Sale

Date: 21/06/2018

Rooms: 4

Property Type: House

Land Size: 2068 sqm approx