

## 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

78 BRAESIDE DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$713,000

Property type

House

Suburb

Launching Place

Period-from

01 May 2021

to

30 Apr 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

2 TARHILLA DRIVE LAUNCHING PLACE VIC 3139	\$820,000	07-Jan-22
2 BRAESIDE DRIVE LAUNCHING PLACE VIC 3139	\$760,000	15-Nov-21
32 ALPINE BOULEVARD LAUNCHING PLACE VIC 3139	\$750,000	03-Dec-21

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: 06 May 2022



## 2 TARHILLA DRIVE LAUNCHING PLACE VIC 3139

 3
  2
  4

Sold Price <sup>RS</sup> **\$820,000** <sup>UN</sup> Sold Date **07-Jan-22**

Distance **1.06km**



## 2 BRAESIDE DRIVE LAUNCHING PLACE VIC 3139

 4
  2
  2

Sold Price **\$760,000** Sold Date **15-Nov-21**

Distance **0.88km**



## 32 ALPINE BOULEVARD LAUNCHING PLACE VIC 3139

 4
  3
  1

Sold Price **\$750,000** Sold Date **03-Dec-21**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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