

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 SCENIC DRIVE 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

\$730,000

&

\$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

1945 WARBURTON HIGHWAY LAUNCHING PLACE VIC 3139	\$700,000	12-Aug-22
4 HILLTOP RISE LAUNCHING PLACE VIC 3139	\$730,000	17-Aug-22
1 ALLSOPS ROAD LAUNCHING PLACE VIC 3139	\$737,000	19-Jul-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: 15 November 2022


**1945 Warburton Highway
Launching Place VIC 3139**
 3  2  1

Sold Price **\$700,000** Sold Date **12-Aug-22**

Distance **1.06km**

**4 Hilltop Rise Launching
Place VIC 3139**
 3  2  5

Sold Price ^{RS} **\$730,000** Sold Date **17-Aug-22**

Distance **1.29km**

**1 Allsops Road Launching
Place VIC 3139**
 3  2  4

Sold Price **\$737,000** Sold Date **19-Jul-22**

Distance **1.51km**
RS = Recent sale

UN = Undisclosed Sale

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