

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

6 Braeside Drive, Launching Place Vic 3139

Indicative selling price

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

Range between \$570,000 & \$610,000

Median sale price

Median price \$615,000 Property Type House Suburb Launching Place

Period - From 17/09/2018 to 16/09/2019 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	16 Allsops Rd WOORI YALLOCK 3139	\$550,000	15/04/2019
2			
3			

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: 17/09/2019 15:52



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Property Type: House
Land Size: 2394 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$610,000
Median House Price
17/09/2018 - 16/09/2019: \$615,000

Comparable Properties



16 Allsops Rd WOORI YALLOCK 3139
(REI/VG)

Agent Comments

 2  1  1

Price: \$550,000
Method: Private Sale
Date: 15/04/2019
Rooms: 5
Property Type: House
Land Size: 3942 sqm approx

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.