

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 25 Dean Crescent, 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 \$480,000 & \$510,000

Median sale price

Median price \$543,250.00 Property type 3 BEDROOM HOUSE Suburb LAUNCHING PLACE

Period - From 01-12-2018 to 19-12-2019 Source Hometrack Australia

Comparable property sales

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: 11.20am 18-01-2020