

## 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

38 Gembrook-launching Place Road, Launching Place Vic 3139

#### Indicative selling price

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

Range between \$500,000

&

\$550,000

#### Median sale price

Median price \$521,000

House

X

Unit

Suburb or locality

Launching Place

Period - From 01/07/2016

to

30/06/2017

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	13 Cairncroft Av LAUNCHING PLACE 3139	\$550,000	09/01/2017
2	32 Gembrook Launching Place Rd LAUNCHING PLACE 3139	\$540,000	03/10/2016
3	1 Carter St LAUNCHING PLACE 3139	\$505,000	17/12/2016

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.

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**Indicative Selling Price**

\$500,000 - \$550,000

**Median House Price**

Year ending June 2017: \$521,000



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 2000 sqm approx

Agent Comments

## Comparable Properties



**13 Cairncroft Av LAUNCHING PLACE 3139 (REI/VG)**

Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 09/01/2017

**Rooms:** 8

**Property Type:** House

**Land Size:** 2028 sqm approx



**32 Gembrook Launching Place Rd LAUNCHING PLACE 3139 (REI/VG)**

Agent Comments



**Price:** \$540,000

**Method:** Private Sale

**Date:** 03/10/2016

**Rooms:** 6

**Property Type:** House

**Land Size:** 1987 sqm approx



**1 Carter St LAUNCHING PLACE 3139 (REI)**

Agent Comments



**Price:** \$505,000

**Method:** Private Sale

**Date:** 17/12/2016

**Rooms:** 6

**Property Type:** House

**Land Size:** 2744 sqm approx