

## 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

10 GRAND PANORAMA COURT 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

\$740,000

Property type

House

Suburb

Launching Place

Period-from

01 Sep 2021

to

31 Aug 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

5 GRAND PANORAMA COURT LAUNCHING PLACE VIC 3139	\$790,000	01-Jul-22
12 SCENIC DRIVE LAUNCHING PLACE VIC 3139	\$810,000	29-Jul-22
78 BRAESIDE DRIVE LAUNCHING PLACE VIC 3139	\$810,000	20-May-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: 13 September 2022



### 5 GRAND PANORAMA COURT LAUNCHING PLACE VIC 3139

 3
  2
  1

Sold Price **\$790,000** Sold Date **01-Jul-22**

Distance **0.11km**



### 12 SCENIC DRIVE LAUNCHING PLACE VIC 3139

 3
  2
  4

Sold Price <sup>RS</sup> **\$810,000** Sold Date **29-Jul-22**

Distance **0.09km**



### 78 BRAESIDE DRIVE LAUNCHING PLACE VIC 3139

 4
  2
  3

Sold Price **\$810,000** Sold Date **20-May-22**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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