

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

21 Grand Panorama Court, Launching Place Vic 3139

Indicative selling price

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

Range between

\$565,000

&

\$615,000

Median sale price

Median price

\$531,000

House

X

Unit

Suburb

Launching Place

Period - From

01/10/2017

to

30/09/2018

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	8 Ridge Ct LAUNCHING PLACE 3139	\$501,000	31/10/2018
2	12 Greenwood Dr LAUNCHING PLACE 3139	\$511,000	25/07/2018
3	15 Grand Panorama Ct LAUNCHING PLACE 3139	\$515,000	17/10/2018

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.



 2  2  3

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price

\$565,000 - \$615,000

Median House Price

Year ending September 2018: \$531,000

Comparable Properties



8 Ridge Ct LAUNCHING PLACE 3139 (REI/VG) Agent Comments

 2  1  10

Price: \$501,000

Method: Private Sale

Date: 31/10/2018

Rooms: 3

Property Type: House

Land Size: 973 sqm approx



12 Greenwood Dr LAUNCHING PLACE 3139 (REI/VG) Agent Comments

 3  1  1

Price: \$511,000

Method: Private Sale

Date: 25/07/2018

Rooms: 6

Property Type: House

Land Size: 836 sqm approx



15 Grand Panorama Ct LAUNCHING PLACE 3139 (REI) Agent Comments

 3  1  2

Price: \$515,000

Method: Private Sale

Date: 17/10/2018

Rooms: 4

Property Type: House

Land Size: 836 sqm approx