

Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Including suburl	dress 2 b and tcode	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	\$565,00	00	&	\$615,000			
Median sale price							

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Median price	\$531,000	Hou	ise 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.

Add	dress 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.

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Indicative Selling Price \$565,000 - \$615,000 **Median House Price** Year ending September 2018: \$531,000



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 836 sqm approx

Agent Comments

Comparable Properties



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

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)

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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)

Price: \$515,000 Method: Private Sale Date: 17/10/2018 Rooms: 4

Property Type: House Land Size: 836 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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