

# 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

8 Scenic Drive, 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)

Range between \$570,000 & \$620,000

### Median sale price

Median price \$620,000 Property Type House Suburb Launching Place

Period - From 01/10/2018 to 30/09/2019 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 18 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	1 Cairnview Ct LAUNCHING PLACE 3139	\$630,000	28/02/2019
2	78 Braeside Dr LAUNCHING PLACE 3139	\$620,000	27/03/2019
3	4 Mcowan Cr YARRA JUNCTION 3797	\$605,500	03/09/2018

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 18 months.~~

This Statement of Information was prepared on:

13/12/2019 11:21

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**Indicative Selling Price**

\$570,000 - \$620,000

**Median House Price**

Year ending September 2019: \$620,000



**Property Type:** House (Previously

Occupied - Detached)

**Land Size:** 1805 sqm approx

Agent Comments

## Comparable Properties



**1 Cairnview Ct LAUNCHING PLACE 3139 (REI/VG)**

Agent Comments



**Price:** \$630,000

**Method:** Private Sale

**Date:** 28/02/2019

**Rooms:** 9

**Property Type:** House

**Land Size:** 2114 sqm approx



**78 Braeside Dr LAUNCHING PLACE 3139 (VG)** Agent Comments



**Price:** \$620,000

**Method:** Sale

**Date:** 27/03/2019

**Property Type:** House (Res)

**Land Size:** 2040 sqm approx



**4 Mcowan Cr YARRA JUNCTION 3797 (REI/VG)** Agent Comments



**Price:** \$605,500

**Method:** Private Sale

**Date:** 03/09/2018

**Rooms:** 8

**Property Type:** House

**Land Size:** 1495 sqm approx