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

11 Scenic Drive, Launching Place Vic 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$680,000		&		\$730,000				
Median sale price									
Median price	\$800,000	Pro	operty Type	Hou	se		Suburb	Launching Place	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	19 Greenwood Dr LAUNCHING PLACE 3139	\$690,000	03/02/2025
2	31 Dean Cr LAUNCHING PLACE 3139	\$705,000	20/01/2025
3	2 Carroll St LAUNCHING PLACE 3139	\$730,000	31/10/2024

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.

This Statement of Information was prepared on:

08/04/2025 12:50









Property Type: Agent Comments

David Carroll 03 59671 277 0419 539 320 david@bellrealestate.com.au

Indicative Selling Price \$680,000 - \$730,000 Median House Price Year ending March 2025: \$800,000

Comparable Properties

	19 Greenwood Dr LAUNCHING PLACE 3139 (REI/VG) 3 2 2 2 Price: \$690,000 Method: Private Sale Date: 03/02/2025 Property Type: House Land Size: 836 sqm approx	Agent Comments
	31 Dean Cr LAUNCHING PLACE 3139 (REI/VG) 3 1 2 1 2 1 Price: \$705,000 Method: Private Sale Date: 20/01/2025 Property Type: House Land Size: 840 sqm approx	Agent Comments
Presente	2 Carroll St LAUNCHING PLACE 3139 (REI/VG) 3 1 2 Price: \$730,000 Method: Private Sale Date: 31/10/2024 Property Type: House Land Size: 1672 sqm approx	Agent Comments

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807



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