

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

2 Jacka Street, Launching Place Vic 3139

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$1,080,000

Property Type

House

Suburb

Launching Place

Period - From

01/10/2024

to

31/12/2024

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	3 Carroll St LAUNCHING PLACE 3139	\$869,000	09/01/2025
2	2 Carroll St LAUNCHING PLACE 3139	\$730,000	31/10/2024
3	78 Braeside Dr LAUNCHING PLACE 3139	\$865,000	26/08/2024

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:

05/02/2025 09:44

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Indicative Selling Price

\$790,000 - \$840,000

Median House Price

December quarter 2024: \$1,080,000



Property Type: House (Previously

Occupied - Detached)

Land Size: 1683 sqm approx

Agent Comments

Comparable Properties



3 Carroll St LAUNCHING PLACE 3139 (REI)

Agent Comments



Price: \$869,000

Method: Private Sale

Date: 09/01/2025

Property Type: House

Land Size: 2048 sqm approx



2 Carroll St LAUNCHING PLACE 3139 (REI/VG)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 31/10/2024

Property Type: House

Land Size: 1672 sqm approx



78 Braeside Dr LAUNCHING PLACE 3139 (REI/VG)

Agent Comments



Price: \$865,000

Method: Private Sale

Date: 26/08/2024

Property Type: House

Land Size: 2040 sqm approx

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