

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 Cairncroft Avenue, Launching Place Vic 3139
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Indicative selling price

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

Range between

\$690,000

 &

\$750,000

Median sale price

Median price

\$580,000

 Property Type

House

 Suburb

Launching Place

Period - From

01/04/2019

 to

31/03/2020

 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	54 Braeside Dr LAUNCHING PLACE 3139	\$800,000	01/05/2020
2	46 Allsops Rd WOORI YALLOCK 3139	\$720,000	10/02/2020
3	10 Grieve St LAUNCHING PLACE 3139	\$660,000	04/03/2020

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:

09/07/2020 09:54

David Carroll
03 5964 2277
0419 539 320

david@bellrealestate.com.au

Indicative Selling Price

\$690,000 - \$750,000

Median House Price

Year ending March 2020: \$580,000



Property Type: House (Previously Occupied - Detached)

Land Size: 2025 sqm approx

Agent Comments

Comparable Properties



54 Braeside Dr LAUNCHING PLACE 3139 (REI) Agent Comments



Price: \$800,000

Method: Private Sale

Date: 01/05/2020

Property Type: House

Land Size: 1500 sqm approx



46 Allsops Rd WOORI YALLOCK 3139 (VG) Agent Comments



Price: \$720,000

Method: Sale

Date: 10/02/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4158 sqm approx

10 Grieve St LAUNCHING PLACE 3139 (REI/VG) Agent Comments



Price: \$660,000

Method: Private Sale

Date: 04/03/2020

Property Type: House

Land Size: 2323 sqm approx