

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

14 Scenic Drive, Launching Place Vic 3139

Indicative selling price

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

Range between

\$795,000

&

\$855,000

Median sale price

Median price

\$670,000

Property Type

House

Suburb

Launching Place

Period - From

15/04/2023

to

14/04/2024

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	14 Scenic Dr LAUNCHING PLACE 3139	\$790,000	15/12/2021
2			
3			

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:

15/04/2024 14:25



 3  2  4

Property Type: House
Land Size: 1810 sqm approx
Agent Comments

Indicative Selling Price
\$795,000 - \$855,000
Median House Price
15/04/2023 - 14/04/2024: \$670,000

Comparable Properties



14 Scenic Dr LAUNCHING PLACE 3139
(REI/VG)

Agent Comments

 3  2  4

Price: \$790,000
Method: Private Sale
Date: 15/12/2021
Property Type: House
Land Size: 1810 sqm approx

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.