

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 8 Greenwood Drive, Launching Place Vic 3139

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$660,000 Property Type House Suburb Launching Place

Period - From 23/04/2023 to 22/04/2024 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	35 Tarhilla Dr LAUNCHING PLACE 3139	\$650,000	05/04/2024
2	1 Valewood Dr LAUNCHING PLACE 3139	\$635,000	13/12/2023
3	16 Greenwood Dr LAUNCHING PLACE 3139	\$597,800	05/12/2023

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: 23/04/2024 10:23

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Indicative Selling Price

\$595,000 - \$650,000

Median House Price

23/04/2023 - 22/04/2024: \$660,000



Property Type: House (Previously Occupied - Detached)

Land Size: 836 sqm approx

Agent Comments

Comparable Properties



35 Tarhilla Dr LAUNCHING PLACE 3139 (REI) Agent Comments



Price: \$650,000

Method: Private Sale

Date: 05/04/2024

Property Type: House

Land Size: 1090 sqm approx



1 Valewood Dr LAUNCHING PLACE 3139 (REI/VG) Agent Comments



Price: \$635,000

Method: Private Sale

Date: 13/12/2023

Property Type: House

Land Size: 871 sqm approx



16 Greenwood Dr LAUNCHING PLACE 3139 (VG) Agent Comments



Price: \$597,800

Method: Sale

Date: 05/12/2023

Property Type: House (Res)

Land Size: 836 sqm approx

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