





Rooms: Property Type: House Land Size: 2017 sqm approx Agent Comments 03 5967 1277 0448 924 266 leah@bellrealestate.com.au

Leah Bannerman

Indicative Selling Price \$430,000 - \$470,000 Median House Price Year ending March 2017: \$512,500

Comparable Properties

5 Wellman St LAUNCHING PLACE 3139 (REI) 3 1 1 1 Price: \$480,000 Method: Private Sale Date: 27/05/2017 Rooms: 1 Property Type: House Land Size: 2200 sqm approx	Agent Comments
195 Gembrook Launching Place Rd LAUNCHING PLACE 3139 (REI)	Agent Comments
6 Mathers Av LAUNCHING PLACE 3139 (REI/VG) Price: \$420,000 Method: Private Sale Date: 31/03/2017 Rooms: 7 Property Type: House Land Size: 950 sqm approx	Agent Comments

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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

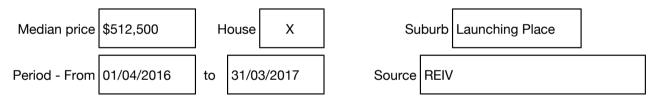
13 Allsops Road, Launching Place Vic 3139

Indicative selling price

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

Range between	\$430,000	&	\$470,000	

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
5 Wellman St LAUNCHING PLACE 3139	\$480,000	27/05/2017
195 Gembrook Launching Place Rd LAUNCHING PLACE 3139	\$462,000	07/03/2017
6 Mathers Av LAUNCHING PLACE 3139	\$420,000	31/03/2017

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