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Rooms:
Property Type: House
Land Size: 2017 sqm approx
Agent Comments

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) Agent Comments

3 1 1

Price: \$480,000
Method: Private Sale
Date: 27/05/2017
Rooms: 1
Property Type: House
Land Size: 2200 sqm approx



195 Gembrook Launching Place Rd LAUNCHING PLACE 3139 (REI) Agent Comments

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Price: \$462,000
Method: Private Sale
Date: 07/03/2017
Rooms: 6
Property Type: House
Land Size: 2014 sqm approx



6 Mathers Av LAUNCHING PLACE 3139 (REI/VG) Agent Comments

3 1 2

Price: \$420,000
Method: Private Sale
Date: 31/03/2017
Rooms: 7
Property Type: House
Land Size: 950 sqm approx

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

Median price: \$512,500 House: X Suburb: Launching Place
 Period - From: 01/04/2016 to: 31/03/2017 Source: REIV

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