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	10 Cinerea Glade, Langwarrin Vic 3910

Indicative selling price

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

Range between $625,000 & $675,000

Median sale price

Median price	$682,000	Property Type	House	Suburb	Langwarrin
Period - From	01/07/2019	to 30/09/2019	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	5 Fernleigh Ct LANGWARRIN 3910	$675,000	23/10/2019
2	9 Eric Ct LANGWARRIN 3910	$635,000	09/08/2019
3	85 Northgateway LANGWARRIN 3910	$620,999	01/10/2019

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: | 30/10/2019 17:07

CONSUMER AFFAIRS VICTORIA

Property Type: Land
Land Size: 657 sqm approx
Agent Comments

Indicative Selling Price
$625,000 - $675,000
Median House Price
September quarter 2019: $682,000

Comparable Properties

5 Fernleigh Ct LANGWARRIN 3910 (REI)

Agent Comments

🛏 4   🛁 2   🚗 2

Price: $675,000
Method: Private Sale
Date: 23/10/2019
Rooms: 6
Property Type: House
Land Size: 672 sqm approx

9 Eric Ct LANGWARRIN 3910 (REI/VG)

Agent Comments

🛏 4   🛁 2   🚗 -

Price: $635,000
Method: Private Sale
Date: 09/08/2019
Rooms: 6
Property Type: House
Land Size: 648 sqm approx

85 Northgateway LANGWARRIN 3910 (REI/VG)   Agent Comments

🛏 4   🛁 2   🚗 2

Price: $620,999
Method: Private Sale
Date: 01/10/2019
Rooms: 5
Property Type: House
Land Size: 684 sqm approx

Account - Eview Group Frankston