

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

17 Kelly Drive, Langwarrin Vic 3910

Indicative selling price

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

Range between \$595,000

&

\$654,000

Median sale price

Median price \$650,000

Property Type House

Suburb Langwarrin

Period - From 01/10/2019

to

30/09/2020

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	57 Northgateway LANGWARRIN 3910	\$653,000	29/06/2020
2	102 Southgateway LANGWARRIN 3910	\$635,550	22/07/2020
3	57 Tamara Cirt LANGWARRIN 3910	\$620,999	12/08/2020

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:

26/10/2020 12:46



Property Type: House (Previously Occupied - Detached)

Land Size: 624 sqm approx

Agent Comments

Comparable Properties



57 Northgateway LANGWARRIN 3910 (REI/VG) **Agent Comments**



Price: \$653,000

Method: Private Sale

Date: 29/06/2020

Rooms: 5

Property Type: House

Land Size: 788 sqm approx



102 Southgateway LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$635,550

Method: Private Sale

Date: 22/07/2020

Rooms: 4

Property Type: House

Land Size: 690 sqm approx



57 Tamara Cirt LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$620,999

Method: Private Sale

Date: 12/08/2020

Rooms: 5

Property Type: House

Land Size: 437 sqm approx