

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

2/19 Quarry Road, Langwarrin Vic 3910

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$453,500

Property Type Unit

Suburb Langwarrin

Period - From 15/02/2019

to

14/02/2020

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	8/281 Cranbourne Frankston Rd LANGWARRIN 3910	\$447,500	30/05/2019
2	16 Malcolm Rd LANGWARRIN 3910	\$440,000	04/06/2019
3	6 Everton La LANGWARRIN 3910	\$430,000	01/07/2019

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:

15/02/2020 12:28



Property Type: Unit

Agent Comments



2/19 Quarry Road, Langwarrin

This document is for illustrative purposes only and is not intended to be a contract. It is subject to the terms and conditions of the relevant contract. The information is provided for your information only and does not constitute an offer or any other financial product. Please contact your broker for more information.

Comparable Properties



**8/281 Cranbourne Frankston Rd
LANGWARRIN 3910 (REI/VG)**

Agent Comments



Price: \$447,500

Method: Private Sale

Date: 30/05/2019

Property Type: Unit



16 Malcolm Rd LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 04/06/2019

Rooms: 3

Property Type: House

Land Size: 653 sqm approx



6 Everton La LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 01/07/2019

Property Type: Unit

Land Size: 221 sqm approx