

STATEMENT OF INFORMATION

23 TRENTHAM WAY, LANGWARRIN, VIC 3910

PREPARED BY JARRAD GRANT, UFIRST REAL ESTATE, PHONE: 0417131500



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 TRENTHAM WAY, LANGWARRIN, VIC

4 2 2

Indicative Selling Price

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

Price Range: \$656,000 to \$670,000

Provided by: Jarrad Grant, Ufirst Real Estate

MEDIAN SALE PRICE



LANGWARRIN, VIC, 3910

Suburb Median Sale Price (House)

\$600,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



18 TRENTHAM WAY, LANGWARRIN, VIC 3910

3 2 3

Sale Price

\$670,000

Sale Date: 23/11/2017

Distance from Property: 32m



46 TURNER RD, LANGWARRIN, VIC 3910

3 2 1

Sale Price

\$665,000

Sale Date: 14/06/2017

Distance from Property: 1.8km



62 MONIQUE DR, LANGWARRIN, VIC 3910

4 2 2

Sale Price

\$660,000

Sale Date: 07/04/2017

Distance from Property: 1.7km



This report has been compiled on 05/03/2018 by Ufirst Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 TRENTHAM WAY, LANGWARRIN, VIC 3910

Indicative selling price

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Price Range:

\$656,000 to \$670,000

Median sale price

Median price

\$600,000

House

X

Unit


Suburb

LANGWARRIN

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
18 TRENTHAM WAY, LANGWARRIN, VIC 3910	\$670,000	23/11/2017
46 TURNER RD, LANGWARRIN, VIC 3910	\$665,000	14/06/2017
62 MONIQUE DR, LANGWARRIN, VIC 3910	\$660,000	07/04/2017