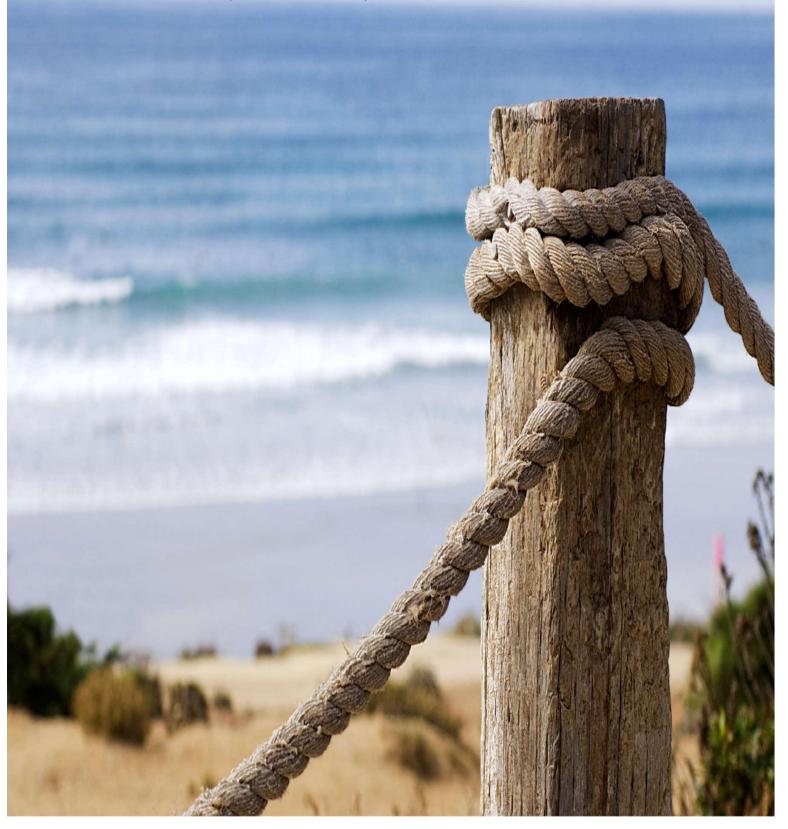
# STATEMENT OF INFORMATION

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







**Indicative Selling Price** 

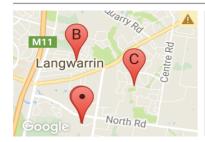
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

\$670,000

Sale Date: 23/11/2017

Distance from Property: 32m





46 TURNER RD, LANGWARRIN, VIC 3910







**Sale Price** 

\$665,000

Sale Date: 14/06/2017

Distance from Property: 1.8km





**62 MONIQUE DR, LANGWARRIN, VIC 3910** 







**Sale Price** 

\$660,000

Sale Date: 07/04/2017

Distance from Property: 1.7km



# 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

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

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

### Median sale price

Median price	\$600,000	House	Unit	Suburb	LANGWARRIN	
Period	01 January 2017 to 31 December 2017		Source	p	pricefinder	

# 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