

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

1/17 Athol Crt Langwarrin

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

—

or range between

\$519,000.00

&

\$570,900.00

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$517,500

\*House



\*Unit



Suburb

Langwarrin

Period - From

Feb 2016

to

Jan 2017

Source

Rp Data

### Comparable property sales (\*Tick 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	17B Warrenwood place Langwarrin	\$517,000	21 April 17
2	6 Cozy Vally Rd Langwarrin	\$607,000	23 Jan 17
3	39A Cranhaven Rd Langwarrin	\$630,000	6 Feb 17

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.

### House Offered for Sale

1/17 Athol Court Langwarrin VIC 3910

 4  2  2

### Indicative Selling Price

\$519,000 — \$570,900

### Median Sale Price of Houses in Langwarrin between Feb 2016 - Jan 2017

\$517,500 (Source: CoreLogic)

### Comparable Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property



**17B Warrenwood Place Langwarrin VIC 3910**

 3  2  2

**Sold Price \$517,000**

Sold Date 21-Apr-17

Distance 0.87km



**39A Cranhaven Road Langwarrin VIC 3910**

 4  2  2

**Sold Price \$630,000**

Sold Date 06-Feb-17

Distance 0.91km



**6 Cozy Valley Road Langwarrin VIC 3910**

 4  2  2

**Sold Price \$607,000**

Sold Date 23-Jan-17

Distance 0.49km

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.