

# STATEMENT OF INFORMATION

26 LARCH STREET, LANGWARRIN, VIC 3910

PREPARED BY ADMIN LOGIN, IMPACT REALTY, PHONE: 0433480870

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**26 LARCH STREET, LANGWARRIN, VIC**

3 2 2

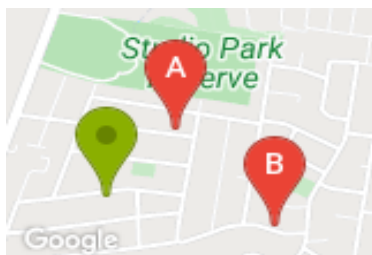
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range:** **null**

Provided by: Admin Login, Impact Realty

## MEDIAN SALE PRICE



**LANGWARRIN, VIC, 3910**

**Suburb Median Sale Price (House)**

**\$651,500**

01 January 2020 to 30 June 2020

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**43 ALDER ST, LANGWARRIN, VIC 3910**

3 1 6

**Sale Price**

**\$635,000**

Sale Date: 04/01/2020

Distance from Property: 326m



**77 BEECH ST, LANGWARRIN, VIC 3910**

2 1 2

**Sale Price**

**\$582,000**

Sale Date: 07/03/2020

Distance from Property: 557m



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**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**. 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.

### Property offered for

Address  
Including suburb and

26 LARCH STREET, LANGWARRIN, VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

### Median sale price

Median price

\$651,500

Property type

House

Suburb

LANGWARRIN

Period

01 January 2020 to 30 June 2020

Source

  
pricfinder

### Comparable property sales

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.

Address of comparable

Price

Date of sale

|                                   |           |            |
|-----------------------------------|-----------|------------|
| 43 ALDER ST, LANGWARRIN, VIC 3910 | \$635,000 | 04/01/2020 |
| 77 BEECH ST, LANGWARRIN, VIC 3910 | \$582,000 | 07/03/2020 |

This Statement of Information was prepared

06/08/2020