

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 96 Beech Street, Langwarrin Vic 3910

Indicative selling price

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

Range between \$575,000 & \$632,500

Median sale price*

Median price House Unit Suburb
Period - From to Source

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	1/14 Glenview Cr FRANKSTON 3199	\$625,500	21/02/2018
2	1/16-18 Athol Ct LANGWARRIN 3910	\$560,000	22/01/2018
3	4/3-17 Sassafras Dr FRANKSTON 3199	\$520,000	08/01/2018

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

2 96 Beech Street, Langwarrin Vic 3910

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$575,000 - \$632,500
No median price available

Comparable Properties

1/14 Glenview Cr FRANKSTON 3199 (REI)

Agent Comments



Price: \$625,500
Method: Private Sale
Date: 21/02/2018
Rooms: -
Property Type: Townhouse (Res)



1/16-18 Athol Ct LANGWARRIN 3910 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 22/01/2018
Rooms: -
Property Type: Townhouse (Single)



4/3-17 Sassafras Dr FRANKSTON 3199 (REI)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 08/01/2018
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 255 sqm approx