

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 Clematis Court, Langwarrin Vic 3910

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$682,000 Property Type House Suburb Langwarrin

Period - From 01/07/2019 to 30/09/2019 Source REIV

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	39 Burgess Dr, Langwarrin, Vic 3910, Australia	\$650,000	01/11/2019
2	8 Trameland Ct LANGWARRIN 3910	\$637,500	22/11/2019
3	2 Birch Ct LANGWARRIN 3910	\$630,000	29/10/2019

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.~~

This Statement of Information was prepared on:

25/11/2019 11:19

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Property Type: House
Land Size: 682 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$650,000
Median House Price
September quarter 2019: \$682,000

Comparable Properties

39 Burgess Dr, Langwarrin, Vic 3910, Australia Agent Comments
(REI)

 3  2  2

Price: \$650,000
Method:
Date: 01/11/2019
Property Type: House



8 Trameland Ct LANGWARRIN 3910 (REI) Agent Comments

 3  2  2

Price: \$637,500
Method: Private Sale
Date: 22/11/2019
Rooms: 5
Property Type: House
Land Size: 655 sqm approx



2 Birch Ct LANGWARRIN 3910 (REI) Agent Comments

 3  1  2

Price: \$630,000
Method: Private Sale
Date: 29/10/2019
Rooms: 4
Property Type: House (Res)
Land Size: 839 sqm approx