

# PROPERTY PRICE REPORT

by

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WE SPEND 31.5%  
OF OUR INCOME  
ON MORTGAGE REPAYMENT



THERE ARE JUST OVER  
9,000,000 DWELLINGS  
IN AUSTRALIA



WITH 2.6 PEOPLE  
IN EACH DWELLING



80% OF PROPERTY OWNERS  
HAVE NO IDEA WHAT THEIR  
PROPERTY IS WORTH



REAL ESTATE

## STATEMENT OF INFORMATION

46 YARRALUMLA DRIVE, LANGWARRIN, VIC 3910

PREPARED BY JOHN LEWIS, US REAL ESTATE, PHONE: 0423 487 266



UPDATED REPORT VALUED AT \$199  
WHEN YOU DECIDE TO SELL YOUR HOME.

## 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**.

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

46 YARRALUMLA DRIVE, 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:

\$1,080,000 to \$1,180,000

### Median sale price

Median price

\$640,000

House

☒

Unit

☐

Suburb

LANGWARRIN

Period

01 October 2017 to 30 September 2018

Source



### 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

5 MILLICENT RD, LANGWARRIN, VIC 3910	*\$1,020,000	10/10/2018
43 YARRALUMLA DR, LANGWARRIN, VIC 3910	*\$911,000	27/09/2018
12 WOODRUSH DR, LANGWARRIN, VIC 3910	\$1,110,000	06/06/2018