

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 Sycamore Street Langwarrin VIC 3910

Indicative selling price

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

Single Price

or range
between

\$595,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

*House

X

*Unit

Suburb

Langwarrin

Period-from

01 Oct 2017

to

30 Sep 2018

Source

Corelogic

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

11 Beech Street Langwarrin VIC 3910	\$629,000	26-Sep-18
26 Beech Street Langwarrin VIC 3910	\$620,000	30-Jul-18
5 Warrin Rise Langwarrin VIC 3910	\$595,000	21-Aug-18

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.~~

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11 Beech Street Langwarrin VIC 3910

4 2 2

Sold Price

\$629,000

Sold Date **26-Sep-18**

Distance **0.64km**



26 Beech Street Langwarrin VIC 3910

4 2 2

Sold Price

\$620,000

Sold Date **30-Jul-18**

Distance **0.7km**



5 Warrin Rise Langwarrin VIC 3910

4 2 3

Sold Price

\$595,000

Sold Date **21-Aug-18**

Distance **1.47km**

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