

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

65 Long Street, Langwarrin Vic 3910

Indicative selling price

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

Range between \$665,000 & \$699,000

Median sale price

Median price \$662,500 Property Type House Suburb Langwarrin

Period - From 01/04/2020 to 30/06/2020 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	20 Sycamore St LANGWARRIN 3910	\$705,000	23/06/2020
2	15 Rogan Ct LANGWARRIN 3910	\$695,000	27/05/2020
3	10 Colin Ct LANGWARRIN 3910	\$675,000	26/06/2020

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:

10/08/2020 09:22



Property Type: House (Previously Occupied - Detached)

Land Size: 653 sqm approx

Agent Comments

Comparable Properties



20 Sycamore St LANGWARRIN 3910 (REI)

Agent Comments



Price: \$705,000

Method: Private Sale

Date: 23/06/2020

Rooms: 5

Property Type: House

Land Size: 668 sqm approx



15 Rogan Ct LANGWARRIN 3910 (REI)

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 27/05/2020

Rooms: 6

Property Type: House

Land Size: 692 sqm approx



10 Colin Ct LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$675,000

Method: Private Sale

Date: 26/06/2020

Property Type: House

Land Size: 652 sqm approx