

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

PRIVATE INSPECTION POLICY.

At Impact Realty Group we believe it's essential that we modify our work practice to ensure the health and well-being of our community. We're currently implementing the following measures for inspections.



Unfortunately we cannot allow you to attend an inspection if you have recently travelled overseas, are experiencing flu-like symptoms, or think there is any possibility you could be carrying COVID-19. If this is the case, we can provide alternative arrangements so that you can remain in isolation.

Thank you for your cooperation with this policy.

impact

5-9 EDWARD STREET, LANGWARRIN, VIC 3 2 2

Indicative Selling Price

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

Price Range: \$570,000 to \$610,000

Provided by: Admin Login, Impact Realty

MEDIAN SALE PRICE



LANGWARRIN, VIC, 3910

Suburb Median Sale Price (Unit)

\$457,600

01 April 2020 to 30 September 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



5/160 WARRANDYTE RD, LANGWARRIN, VIC 3 2 2

Sale Price

***\$600,000**

Sale Date: 15/10/2020

Distance from Property: 1.9km



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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

5-9 EDWARD STREET, LANGWARRIN, VIC 3910

Indicative selling price

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

Price Range:

\$570,000 to \$610,000

Median sale price

Median price

\$457,600

Property type

Unit

Suburb

LANGWARRIN

Period

01 April 2020 to 30 September 2020

Source



Comparable property sales

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.

Address of comparable property

Price

Date of sale

5/160 WARRANDYTE RD, LANGWARRIN, VIC 3910

*\$600,000

15/10/2020

This Statement of Information was prepared on:

12/11/2020