

# 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

4 Park Valley Crescent, Langwarrin Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$905,000

&

\$930,000

### Median sale price

Median price \$650,000

Property Type House

Suburb Langwarrin

Period - From 01/10/2019

to 30/09/2020

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	5 Woodrush Dr LANGWARRIN 3910	\$935,000	07/07/2020
2	5 Heatherwood Gr LANGWARRIN 3910	\$910,000	22/10/2020
3	9 Heatherwood Gr LANGWARRIN 3910	\$865,000	12/10/2020

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:

07/12/2020 15:18



**Property Type:** Land

Agent Comments

## Comparable Properties

**5 Woodrush Dr LANGWARRIN 3910 (REI/VG)**

Agent Comments



**Price:** \$935,000

**Method:** Private Sale

**Date:** 07/07/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 949 sqm approx



**5 Heatherwood Gr LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$910,000

**Method:** Private Sale

**Date:** 22/10/2020

**Property Type:** House

**Land Size:** 1052 sqm approx



**9 Heatherwood Gr LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$865,000

**Method:** Private Sale

**Date:** 12/10/2020

**Property Type:** House

**Land Size:** 999 sqm approx