

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 Bottlebrush Court, Langwarrin Vic 3910

Indicative selling price

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

Range between \$730,000

&

\$779,000

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	21 Australis Cl, Langwarrin, Vic 3910, Australia	\$765,000	13/07/2020
2	6 Satinwood Ct LANGWARRIN 3910	\$770,000	09/06/2020
3	39 Tamara Cirt LANGWARRIN 3910	\$755,000	04/07/2020

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:

06/10/2020 13:53



Property Type: House (Res)

Land Size: 831 sqm approx

Agent Comments

Comparable Properties

**21 Australis Cl, Langwarrin, Vic 3910,
Australia (REI)**

Agent Comments



Price: \$765,000

Method:

Date: 13/07/2020

Property Type: House



6 Satinwood Ct LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 09/06/2020

Rooms: 5

Property Type: House

Land Size: 902 sqm approx



39 Tamara Cirt LANGWARRIN 3910 (REI)

Agent Comments



Price: \$755,000

Method: Private Sale

Date: 04/07/2020

Property Type: House