

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

78 Beech Street, Langwarrin Vic 3910

Indicative selling price

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

Range between \$675,000

&

\$742,500

Median sale price

Median price \$606,000

House

X

Unit

Suburb Langwarrin

Period - From 01/04/2017

to 30/06/2017

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 | 71 Lexton Dr LANGWARRIN 3910 | \$728,999 | 05/06/2017 |
| 2 | 42 Bevnol Rd LANGWARRIN 3910 | \$715,000 | 30/05/2017 |
| 3 | 12 Morecroft Way LANGWARRIN 3910 | \$690,000 | 12/04/2017 |

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.~~