

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$960,000	&	\$1,056,000
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Median sale price

Median price	\$594,750	Ног	se X		Unit		Suburb	Langwarrin
Period - From	01/07/2017	to	30/09/20	17		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.

Ad	dress of comparable property	Price	Date of sale
1	206 North Rd LANGWARRIN 3910	\$1,045,000	13/12/2017
2	17 Pindara Blvd LANGWARRIN 3910	\$980,000	05/08/2017
3	27 Huntingtower Cr LANGWARRIN 3910	\$937,000	25/07/2017

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.

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Rooms:

Property Type: House Land Size: 1500 sqm approx

Agent Comments

Indicative Selling Price \$960,000 - \$1,056,000 **Median House Price**

September quarter 2017: \$594,750

Comparable Properties



206 North Rd LANGWARRIN 3910 (REI)

Price: \$1,045,000 Method: Private Sale

Date: 13/12/2017 Rooms: 10

Property Type: House (Res) Land Size: 2156 sqm approx **Agent Comments**



17 Pindara Blvd LANGWARRIN 3910 (REI/VG) Agent Comments

Price: \$980,000 Method: Private Sale Date: 05/08/2017

Rooms: 5

Property Type: House Land Size: 1088 sqm approx



Price: \$937,000 Method: Private Sale Date: 25/07/2017 Rooms: 9

Property Type: House Land Size: 1334 sqm approx **Agent Comments**

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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