

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

12 Woodrush Drive, Langwarrin Vic 3910

Indicative selling price

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

Range between \$960,000 & \$1,056,000

Median sale price

Median price \$594,750 House ☒ Unit ☐ Suburb Langwarrin

Period - From 01/07/2017 to 30/09/2017 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
1 206 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.~~



4 2 4

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)

Agent Comments

5 2 2

Price: \$1,045,000
Method: Private Sale
Date: 13/12/2017
Rooms: 10
Property Type: House (Res)
Land Size: 2156 sqm approx



17 Pindara Blvd LANGWARRIN 3910 (REI/VG)

Agent Comments

4 2 2

Price: \$980,000
Method: Private Sale
Date: 05/08/2017
Rooms: 5
Property Type: House
Land Size: 1088 sqm approx

27 Huntingtower Cr LANGWARRIN 3910 (REI/VG)

Agent Comments

4 2 6

Price: \$937,000
Method: Private Sale
Date: 25/07/2017
Rooms: 9
Property Type: House
Land Size: 1334 sqm approx