

# STATEMENT OF INFORMATION

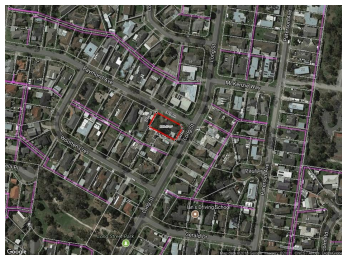
47 LONG STREET, LANGWARRIN, VIC 3910

PREPARED BY JARRAD GRANT, UFIRST REAL ESTATE, PHONE: 0417131500



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**47 LONG STREET, LANGWARRIN, VIC**

3 1 2

### Indicative Selling Price

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

**Price Range: \$495,000 to \$544,500**

Provided by: Jarrad Grant, Ufirst Real Estate

## MEDIAN SALE PRICE



**LANGWARRIN, VIC, 3910**

Suburb Median Sale Price (House)

**\$624,250**

01 April 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**1 PAUL PL, LANGWARRIN, VIC 3910**

3 1 2

Sale Price

**\$530,000**

Sale Date: 15/01/2018

Distance from Property: 111m



**27 ALDER ST, LANGWARRIN, VIC 3910**

3 1 2

Sale Price

**\$540,000**

Sale Date: 23/11/2017

Distance from Property: 659m



**65 WARRANDYTE RD, LANGWARRIN, VIC**

3 1 1

Sale Price

**\$530,000**

Sale Date: 18/11/2017

Distance from Property: 1km



This report has been compiled on 22/05/2018 by Ufirst Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

47 LONG STREET, LANGWARRIN, VIC 3910

Indicative selling price

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Price Range:

\$495,000 to \$544,500

Median sale price

Median price

\$624,250

House

X

Unit


Suburb

LANGWARRIN

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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 PAUL PL, LANGWARRIN, VIC 3910	\$530,000	15/01/2018
27 ALDER ST, LANGWARRIN, VIC 3910	\$540,000	23/11/2017
65 WARRANDYTE RD, LANGWARRIN, VIC 3910	\$530,000	18/11/2017