

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

36 Granite Drive, Langwarrin Vic 3910

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$684,000 Property Type House Suburb Langwarrin

Period - From 01/01/2020 to 31/03/2020 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	11 Rubida Dr LANGWARRIN 3910	\$645,000	23/04/2020
2	12 Grevillea Rd LANGWARRIN 3910	\$632,500	25/01/2020
3	34 Paterson Av LANGWARRIN 3910	\$626,000	21/01/2020

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:

28/04/2020 16:33



Property Type: House
Land Size: 651 sqm approx
Agent Comments

Comparable Properties



11 Rubida Dr LANGWARRIN 3910 (REI)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 23/04/2020
Property Type: House
Land Size: 617 sqm approx



12 Grevillea Rd LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$632,500
Method: Private Sale
Date: 25/01/2020
Property Type: House
Land Size: 708 sqm approx



34 Paterson Av LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$626,000
Method: Private Sale
Date: 21/01/2020
Property Type: House (Res)
Land Size: 665 sqm approx