



Sold

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Results!**

STATEMENT OF INFORMATION

11 BEECH STREET, LANGWARRIN, VIC

PREPARED BY JOHN LEWIS, US REAL ESTATE, PHONE: 0423 487 266

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Property offered for

Address
Including suburb and

11 BEECH STREET, LANGWARRIN, VIC

Indicative selling price

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

Price Range:

\$640,000 to \$700,000

Median sale price

Median price

\$632,000

House

X

Unit

Suburb

LANGWARRIN

Period

01 July 2017 to 30 June 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	Price	Date of sale
40 BEECH ST, LANGWARRIN, VIC 3910	\$705,000	28/03/2018
12 ELM GR, LANGWARRIN, VIC 3910	*\$760,000	21/06/2018
43 ALDER ST, LANGWARRIN, VIC 3910	\$630,000	28/04/2018
13 ASH GR, LANGWARRIN, VIC 3910	*\$687,500	30/05/2018

20 ALCON CRT, LANGWARRIN, VIC 3910	*\$670,000	14/06/2018
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