

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

7 Glendale Close, Langwarrin Vic 3910

Indicative selling price

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

Range between \$530,000

&

\$580,000

Median sale price

Median price \$606,000

House

X

Unit

Suburb Langwarrin

Period - From 01/04/2017

to

30/06/2017

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 | 7 Panoramic Dr LANGWARRIN 3910 | \$555,250 | 16/05/2017 |
| 2 | 3 Huntly Ct LANGWARRIN 3910 | \$550,000 | 07/06/2017 |
| 3 | 5 Glendale CI LANGWARRIN 3910 | \$540,000 | 05/07/2017 |

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.

 3  2  1

Rooms:

Property Type: House

Land Size: 500 sqm approx

Agent Comments



Comparable Properties



7 Panoramic Dr LANGWARRIN 3910 (REI/VG)

Agent Comments

 3  2  2

Price: \$555,250

Method: Private Sale

Date: 16/05/2017

Rooms: -

Property Type: House

Land Size: 510 sqm approx



3 Huntly Ct LANGWARRIN 3910 (VG)

Agent Comments

 3  -  -

Price: \$550,000

Method: Sale

Date: 07/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 530 sqm approx



5 Glendale CI LANGWARRIN 3910 (REI)

Agent Comments

 3  1  2

Price: \$540,000

Method: Private Sale

Date: 05/07/2017

Rooms: 4

Property Type: House (Res)

Land Size: 435 sqm approx