

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



63 KERRY STREET, LANGWARRIN, VIC

4 2 1

Indicative Selling Price

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

\$550,000 to 600,000

Provided by: John Lewis, Us Real Estate

SUBURB MEDIAN



LANGWARRIN, VIC, 3910

Suburb Median Sale Price (House)

\$539,000

01 April 2016 to 31 March 2017

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



16 ROBERNA CRT, LANGWARRIN, VIC 3910

4 2 2

Sale Price

\$627,000

Sale Date: 06/02/2017

Distance from Property: 299m



13 HUNTLY CRT, LANGWARRIN, VIC 3910

4 2 2

Sale Price

\$591,000

Sale Date: 26/03/2017

Distance from Property: 693m



48 LORRAINE AVE, LANGWARRIN, VIC 3910

4 2 2

Sale Price

\$540,000

Sale Date: 16/02/2017

Distance from Property: 759m



This report has been compiled on 24/05/2017 by Us Real Estate. Property Data Solutions Pty Ltd 2017 - [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

63 KERRY STREET, LANGWARRIN, VIC 3910

Indicative selling price

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

Single Price / Range

550,000 to 600,000

Median sale price

Median price

\$539,000

House ☒ Unit ☐


Suburb

LANGWARRIN

Period

01 April 2016 to 31 March 2017

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 |
|---------------------------------------|-----------|--------------|
| 16 ROBERNA CRT, LANGWARRIN, VIC 3910 | \$627,000 | 06/02/2017 |
| 13 HUNTLY CRT, LANGWARRIN, VIC 3910 | \$591,000 | 26/03/2017 |
| 48 LORRAINE AVE, LANGWARRIN, VIC 3910 | \$540,000 | 16/02/2017 |