

STATEMENT OF INFORMATION

38 WATTLE BIRD WAY, LANGWARRIN, VIC

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



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 WATTLE BIRD WAY, LANGWARRIN,

3 2 2

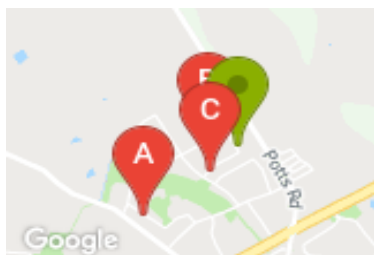
Indicative Selling Price

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

Price Range: \$575,000 to \$625,000

Provided by: Jarrad Grant, Ufirst Real Estate

MEDIAN SALE PRICE



LANGWARRIN, VIC, 3910

Suburb Median Sale Price (House)

\$635,000

01 July 2017 to 30 June 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.



47 STEVENS RD, LANGWARRIN, VIC 3910

3 2 2

Sale Price

***\$600,000**

Sale Date: 19/05/2018

Distance from Property: 794m



27 GUM NUT DR, LANGWARRIN, VIC 3910

3 2 2

Sale Price

\$635,000

Sale Date: 22/04/2018

Distance from Property: 198m



4 WATTLE BIRD WAY, LANGWARRIN, VIC

3 2 3

Sale Price

\$646,000

Sale Date: 10/04/2018

Distance from Property: 251m



This report has been compiled on 22/08/2018 by Ufirst Real Estate. Property Data Solutions Pty Ltd 2018 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for

Address
Including suburb and
postcode

38 WATTLE BIRD WAY, LANGWARRIN, VIC

Indicative selling price

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

Price Range:

\$575,000 to \$625,000

Median sale price

Median price

\$635,000

House

☒

Unit

☐

Suburb

LANGWARRIN

Period

01 July 2017 to 30 June 2018

Source

pricefinder

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

47 STEVENS RD, LANGWARRIN, VIC 3910	*\$600,000	19/05/2018
27 GUM NUT DR, LANGWARRIN, VIC 3910	\$635,000	22/04/2018
4 WATTLE BIRD WAY, LANGWARRIN, VIC 3910	\$646,000	10/04/2018