STATEMENT OF INFORMATION

9 SYCAMORE STREET, LANGWARRIN, VIC 3910

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

STATEMENT OF INFORMATION
Section 47AF of the Estate Agents Act 1980

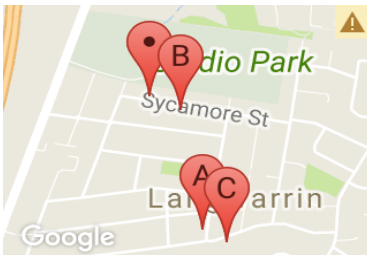## 9 SYCAMORE STREET, LANGWARRIN, VIC 🛏 4 🚿 2 🚗 2

Indicative Selling Price

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

Price Range: **620,000 to 680,000**

Provided by: John Lewis, Us Real Estate

MEDIAN SALE PRICE

LANGWARRIN, VIC, 3910

Suburb Median Sale Price (House)

$599,999

01 January 2017 to 31 December 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.

51 BEECH ST, LANGWARRIN, VIC 3910 🛏 4 🚿 2 🚗 2

Sale Price
$599,999
Sale Date: 14/09/2017

Distance from Property: 508m 📍A

18 SYCAMORE ST, LANGWARRIN, VIC 3910 🛏 3 🚿 1 🚗 1

Sale Price
$613,000
Sale Date: 07/11/2017

Distance from Property: 112m 📍B

78 BEECH ST, LANGWARRIN, VIC 3910 🛏 3 🚿 3 🚗 4

Sale Price
*$738,000
Sale Date: 04/09/2017

Distance from Property: 576m 📍C

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	9 SYCAMORE STREET, LANGWARRIN, VIC 3910

Indicative selling price

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

Price Range:	620,000 to 680,000

Median sale price

Median price	$599,999	House	X	Unit		Suburb	LANGWARRIN
Period	01 January 2017 to 31 December 2017			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 property	Price	Date of sale
51 BEECH ST, LANGWARRIN, VIC 3910	$599,999	14/09/2017
18 SYCAMORE ST, LANGWARRIN, VIC 3910	$613,000	07/11/2017
78 BEECH ST, LANGWARRIN, VIC 3910	*$738,000	04/09/2017