

## 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

37 Bergman Road Langwarrin VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,175,000

&

\$1,275,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$613,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

### 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 6 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

4 Karen Close Langwarrin VIC 3910	\$1,230,000	16-Aug-19
4 Bergman Road Langwarrin VIC 3910	\$1,220,000	19-Sep-19
535 Robinsons Road Langwarrin VIC 3910	\$1,230,000	27-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 30 January 2020



**4 Karen Close Langwarrin VIC 3910** Sold Price **\$1,230,000** Sold Date **16-Aug-19**

4 2 2

Distance **2.7km**



**4 Bergman Road Langwarrin VIC 3910** Sold Price **\$1,220,000** Sold Date **19-Sep-19**

4 2 4

Distance **1.29km**



**535 Robinsons Road Langwarrin VIC 3910** Sold Price **\$1,230,000** Sold Date **27-Nov-19**

6 2 2

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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