

# 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

4 Trentham Way, Langwarrin Vic 3910

### Indicative selling price

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

Range between

\$725,000

&

\$775,000

### Median sale price

Median price

\$650,000

Property Type

House

Suburb

Langwarrin

Period - From

01/10/2019

to

30/09/2020

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	3 Lapwing Ct LANGWARRIN 3910	\$740,000	06/11/2020
2	18 Trentham Way LANGWARRIN 3910	\$720,000	14/12/2020
3	2 Trentham Way LANGWARRIN 3910	\$720,000	24/09/2020

**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.~~

This Statement of Information was prepared on:

15/01/2021 12:42



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**Property Type:** House  
**Land Size:** 600 sqm approx  
Agent Comments

**Indicative Selling Price**

\$725,000 - \$775,000

**Median House Price**

Year ending September 2020: \$650,000

## Comparable Properties

**3 Lapwing Ct LANGWARRIN 3910 (VG)**

Agent Comments

4   -   -

**Price:** \$740,000  
**Method:** Sale  
**Date:** 06/11/2020  
**Property Type:** House (Res)  
**Land Size:** 607 sqm approx



**18 Trentham Way LANGWARRIN 3910 (REI)**

Agent Comments

3   2   3

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 14/12/2020  
**Property Type:** House  
**Land Size:** 600 sqm approx



**2 Trentham Way LANGWARRIN 3910 (REI)**

Agent Comments

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**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 24/09/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 687 sqm approx