

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24B BEECH STREET, LANGWARRIN, VIC

3 2 2

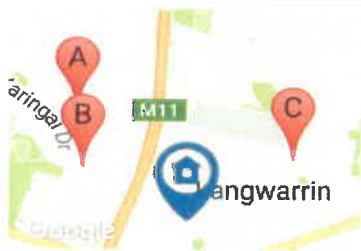
Indicative Selling Price

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

\$490,000 to \$540,000

Provided by: Karen Day, Us Real Estate

SUBURB MEDIAN



LANGWARRIN, VIC, 3910

Suburb Median Sale Price (House)

\$540,000

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.



11 GRACE CRT, FRANKSTON, VIC 3199

3 2 2

Sale Price

***\$543,000**

Sale Date: 30/03/2017

Distance from Property: 1.1km



39 PEMBROKE AVE, FRANKSTON, VIC 3199

3 2 -

Sale Price

\$500,000

Sale Date: 20/02/2017

Distance from Property: 826m



62 TURNER RD, LANGWARRIN, VIC 3910

3 2 1

Sale Price

\$470,000

Sale Date: 23/01/2017

Distance from Property: 866m



This report has been compiled on 31/05/2017 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 24B BEECH STREET, LANGWARRIN, VIC 3910

Indicative selling price

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

Single Price / Range \$490,000 to \$540,000

Median sale price

Median price \$540,000 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
11 GRACE CRT, FRANKSTON, VIC 3199	*\$543,000	30/03/2017
39 PEMBROKE AVE, FRANKSTON, VIC 3199	\$500,000	20/02/2017
62 TURNER RD, LANGWARRIN, VIC 3910	\$470,000	23/01/2017