

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 Kerry Street, Langwarrin Vic 3910

Indicative selling price

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

Range between \$630,000

&

\$685,000

Median sale price

Median price \$632,750

Property Type House

Suburb Langwarrin

Period - From 01/10/2019

to 31/12/2019

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	2 Clematis Ct, Langwarrin, Vic 3910, Australia	\$650,000	10/12/2019
2	39 Burgess Dr, Langwarrin, Vic 3910, Australia	\$650,000	21/11/2019
3	43 Alder St LANGWARRIN 3910	\$635,000	09/01/2020

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:

20/02/2020 11:43



Property Type: House (Previously Occupied - Detached)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties

2 Clematis Ct, Langwarrin, Vic 3910, Australia (REI) Agent Comments



Price: \$650,000

Method:

Date: 10/12/2019

Property Type: House

39 Burgess Dr, Langwarrin, Vic 3910, Australia (REI) Agent Comments



Price: \$650,000

Method:

Date: 21/11/2019

Property Type: House



43 Alder St LANGWARRIN 3910 (REI)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 09/01/2020

Rooms: 4

Property Type: House

Land Size: 642 sqm approx