

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 MAXWELL COURT, LANGWARRIN, VIC  3  2  3

Indicative Selling Price

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

Price Range: **\$600,000 to \$660,000**

MEDIAN SALE PRICE




LANGWARRIN, VIC, 3910

Suburb Median Sale Price (House)

\$595,000

01 January 2017 to 31 December 2017

Provided by: 

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.



5 NORWARRAN WAY, LANGWARRIN, VIC 3910  3  2  1

Sale Price

\$621,000

Sale Date: 23/08/2017

Distance from Property: 391m



18 TRENTHAM WAY, LANGWARRIN, VIC 3910  3  2  3

Sale Price

***\$670,000**

Sale Date: 23/11/2017

Distance from Property: 648m



3 LITTLE ACRE CL, LANGWARRIN, VIC 3910  3  2  2

Sale Price

\$612,500

Sale Date: 26/08/2017

Distance from Property: 352m



This report has been compiled on 18/01/2018 by Us Real Estate. Property Data Solutions Pty Ltd 2018 - 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 27 MAXWELL COURT, LANGWARRIN, VIC 3910


Indicative selling price

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

Price Range: \$600,000 to \$660,000

Median sale price

Median price \$595,000 House ☒ Unit ☐ Suburb LANGWARRIN

Period 01 January 2017 to 31 December 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
5 NORWARRAN WAY, LANGWARRIN, VIC 3910	\$621,000	23/08/2017
18 TRENTAM WAY, LANGWARRIN, VIC 3910	*\$670,000	23/11/2017
3 LITTLE ACRE CL, LANGWARRIN, VIC 3910	\$612,500	26/08/2017