

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 70 ANTHONY STREET, LANGWARRIN, VIC 3910

Indicative selling price

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

Price Range: 675,000 to 740,000

Median sale price

Median price \$580,000 House ☒ Unit ☐ Suburb LANGWARRIN
Period 01 July 2016 to 30 June 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
22 PENINSULA CRES, LANGWARRIN, VIC 3910	*\$770,000	04/09/2017
6 ANTHONY ST, LANGWARRIN, VIC 3910	\$675,000	26/05/2017
63 KERRY ST, LANGWARRIN, VIC 3910	\$599,999	06/06/2017

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



70 ANTHONY STREET, LANGWARRIN, VIC  4  2  4

Indicative Selling Price

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

Price Range: **675,000 to 740,000**

Provided by: Karen Day, Us Real Estate

MEDIAN SALE PRICE



LANGWARRIN, VIC, 3910

Suburb Median Sale Price (House)

\$580,000

01 July 2016 to 30 June 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.



22 PENINSULA CRES, LANGWARRIN, VIC 3910  4  2  2

Sale Price

***\$770,000**

Sale Date: 04/09/2017

Distance from Property: 1.2km



6 ANTHONY ST, LANGWARRIN, VIC 3910  3  1  -

Sale Price

\$675,000

Sale Date: 26/05/2017

Distance from Property: 548m



63 KERRY ST, LANGWARRIN, VIC 3910  3  2  2

Sale Price

\$599,999

Sale Date: 06/06/2017

Distance from Property: 206m



This report has been compiled on 28/09/2017 by Us Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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