

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

27 Langton Way, Greenvale Vic 3059

Indicative selling price

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

Range between \$760,000 & \$836,000

Median sale price

Median price \$765,500 House X Unit Suburb Greenvale

Period - From 01/10/2017 to 31/12/2017 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	10 Hawick Ct GREENVALE 3059	\$830,000	16/10/2017
2	35 Hermitage Dr GREENVALE 3059	\$797,000	02/09/2017
3	2 Dunfermline Av GREENVALE 3059	\$780,000	07/10/2017

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.



Rooms:

Property Type: House (Res)

Land Size: 644 sqm approx

Agent Comments

Indicative Selling Price

\$760,000 - \$836,000

Median House Price

December quarter 2017: \$765,500

Comparable Properties



10 Hawick Ct GREENVALE 3059 (REI/VG)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 16/10/2017

Rooms: 7

Property Type: House (Res)

Land Size: 877 sqm approx



35 Hermitage Dr GREENVALE 3059 (REI/VG)

Agent Comments



Price: \$797,000

Method: Auction Sale

Date: 02/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 1057 sqm approx



2 Dunfermline Av GREENVALE 3059 (REI/VG)

Agent Comments



Price: \$780,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 10

Property Type: House (Res)

Land Size: 940 sqm approx