

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	27 Langton Way, Greenvale Vic 3059
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$760,000	&	\$836,000
riange between	Ψ7 00,000	α	

Median sale price

Median price	\$765,500	Hou	use X	Unit		Suburb	Greenvale
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

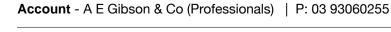
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.







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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)





Price: \$830,000 Method: Private Sale Date: 16/10/2017

Rooms: 7

Property Type: House (Res) Land Size: 877 sqm approx

Agent Comments







Price: \$797,000 Method: Auction Sale Date: 02/09/2017 Rooms: 6

Property Type: House (Res) Land Size: 1057 sqm approx Agent Comments



2 Dunfermline Av GREENVALE 3059 (REI/VG)





Price: \$780,000 Method: Auction Sale Date: 07/10/2017 Rooms: 10

Property Type: House (Res) Land Size: 940 sqm approx

Agent Comments

Account - A E Gibson & Co (Professionals) | P: 03 93060255





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