

## 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

2 Allen Crescent, Langwarrin Vic 3910

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$535,000 & \$565,000

#### Median sale price

Median price \$591,000 House X Unit Suburb Langwarrin

Period - From 01/07/2016 to 30/06/2017 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	113 Cranbourne Frankston Rd LANGWARRIN 3910	\$550,000	27/03/2017
2	12 Warrindale CI LANGWARRIN 3910	\$540,000	11/08/2017
3	5 Glendale CI LANGWARRIN 3910	\$540,000	05/07/2017

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.~~



3 1 2

**Rooms:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 805 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$535,000 - \$565,000

**Median House Price**

Year ending June 2017: \$591,000

## Comparable Properties



**113 Cranbourne Frankston Rd LANGWARRIN 3910 (REI/VG)**

3 1 1

**Price:** \$550,000

**Method:** Sold Before Auction

**Date:** 27/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 804 sqm approx



**12 Warrindale CI LANGWARRIN 3910 (REI)**

3 1 1

**Price:** \$540,000

**Method:** Private Sale

**Date:** 11/08/2017

**Rooms:** 11

**Property Type:** House



**5 Glendale CI LANGWARRIN 3910 (REI)**

3 1 2

**Price:** \$540,000

**Method:** Private Sale

**Date:** 05/07/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 435 sqm approx