

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

		Section 47AF of the Estate Agents Act 198
Property offered for	sale	
Address Including suburb and postcode	2 Allen Crescent, Langwar	rin Vic 3910
Indicative selling pri	ce	
For the meaning of this	price see consumer.vic.gov.	.au/underquoting
Range between \$535,	.000 &	\$565,000
Median sale price		
Median price \$591,0	00 House X	Unit Suburb Langwarrin
Period - From 01/07/2	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.

Ad	dress 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.

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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)









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







Price: \$540,000 Method: Private Sale Date: 11/08/2017 Rooms: 11

Property Type: House



5 Glendale CI LANGWARRIN 3910 (REI)

3







Price: \$540,000 Method: Private Sale Date: 05/07/2017 Rooms: 4

Property Type: House (Res)
Land Size: 435 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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