

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

3/16 Daniel Drive, Langwarrin Vic 3910

Indicative selling price

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

Range between \$395,000

&

\$409,000

Median sale price

Median price \$465,000

Property Type Unit

Suburb Langwarrin

Period - From 01/07/2019

to 30/09/2019

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	168a North Rd LANGWARRIN 3910	\$430,000	22/07/2019
2	67a Warrandyte Rd LANGWARRIN 3910	\$410,000	07/11/2019
3	3/95 Warrandyte Rd LANGWARRIN 3910	\$395,000	16/09/2019

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.~~

This Statement of Information was prepared on:

27/11/2019 16:50



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



168a North Rd LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 22/07/2019

Rooms: 3

Property Type: Unit



67a Warrandyte Rd LANGWARRIN 3910 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 07/11/2019

Property Type: Unit

Land Size: 194 sqm approx

3/95 Warrandyte Rd LANGWARRIN 3910 (VG)

Agent Comments



Price: \$395,000

Method: Sale

Date: 16/09/2019

Property Type: Flat/Unit/Apartment (Res)