

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

24 Melaleuca Crescent, Langwarrin Vic 3910

Indicative selling price

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

Range between \$570,000 & \$627,000

Median sale price

Median price \$682,000 Property Type House 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	8 Trameland Ct LANGWARRIN 3910	\$637,500	22/11/2019
2	68 Southgateway LANGWARRIN 3910	\$622,000	05/09/2019
3	3 Northgateway LANGWARRIN 3910	\$600,000	10/10/2019

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:

25/11/2019 10:35



Property Type: House (Previously Occupied - Detached)

Land Size: 642 sqm approx

Agent Comments

Comparable Properties



8 Trameland Ct LANGWARRIN 3910 (REI)

Agent Comments



Price: \$637,500

Method: Private Sale

Date: 22/11/2019

Rooms: 5

Property Type: House

Land Size: 655 sqm approx



68 Southgateway LANGWARRIN 3910 (VG)

Agent Comments



Price: \$622,000

Method: Sale

Date: 05/09/2019

Property Type: House (Res)

Land Size: 689 sqm approx



3 Northgateway LANGWARRIN 3910 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 10/10/2019

Property Type: House

Land Size: 674 sqm approx