

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

4 Harlaw Court, Langwarrin Vic 3910

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$478,000

Property Type Unit

Suburb Langwarrin

Period - From 01/10/2019

to 31/12/2019

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	4/162 Union Rd LANGWARRIN 3910	\$541,500	08/11/2019
2	150b North Rd LANGWARRIN 3910	\$520,000	17/01/2020
3	1/67 Cranbourne Frankston Rd LANGWARRIN 3910	\$520,000	19/12/2019

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:

17/03/2020 12:29



Property Type: Land

Land Size: 299 sqm approx

Agent Comments

Comparable Properties

4/162 Union Rd LANGWARRIN 3910 (VG)

Agent Comments



Price: \$541,500

Method: Sale

Date: 08/11/2019

Property Type: Flat/Unit/Apartment (Res)

Land Size: 2243 sqm approx



150b North Rd LANGWARRIN 3910 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 17/01/2020

Property Type: Unit

Land Size: 291 sqm approx



1/67 Cranbourne Frankston Rd LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 19/12/2019

Property Type: Unit

Land Size: 124 sqm approx