

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 Lynne Court, Langwarrin Vic 3910
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Indicative selling price

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

Range between	\$500,000	&	\$550,000	
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Median sale price

Median price	\$640,000	House	X	Unit		Suburb	Langwarrin
Period - From	01/07/2017	to	30/06/2018	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	14 Pellita Way LANGWARRIN 3910	\$562,000	24/07/2018
2	2 Trameland Ct LANGWARRIN 3910	\$535,000	03/07/2018
3	15 Leonard Dr LANGWARRIN 3910	\$500,000	20/06/2018

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:

Property Type: Land

Land Size: 651 sqm approx

Agent Comments

Comparable Properties



14 Pellita Way LANGWARRIN 3910 (REI)

Agent Comments

3 1 2

Price: \$562,000

Method: Private Sale

Date: 24/07/2018

Rooms: 4

Property Type: House (Res)

Land Size: 642 sqm approx



2 Trameland Ct LANGWARRIN 3910 (REI)

Agent Comments

3 1 1

Price: \$535,000

Method: Private Sale

Date: 03/07/2018

Rooms: 5

Property Type: House



15 Leonard Dr LANGWARRIN 3910 (REI)

Agent Comments

3 1 1

Price: \$500,000

Method: Private Sale

Date: 20/06/2018

Rooms: 4

Property Type: House