

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

45 Beech Street, Langwarrin Vic 3910

Indicative selling price

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

Range between \$600,000

&

\$650,000

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		
2		
3		

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.

45 Beech Street, Langwarrin Vic 3910

James Crowder
COMMUNITY REAL ESTATE

Ben Crowder
(03) 9708 8667
0407 557 758

ben@communityrealestate.com.au

Indicative Selling Price

\$600,000 - \$650,000

Median House Price

Year ending June 2018: \$640,000



 3  2  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1037 sqm approx

Agent Comments

Comparable Properties



26 Beech St LANGWARRIN 3910 (REI)

Agent Comments

 4  2  2

Price: \$620,000

Method: Private Sale

Date: 31/07/2018

Rooms: 12

Property Type: House

Land Size: 829 sqm approx



47 Long St LANGWARRIN 3910 (REI/VG)

Agent Comments

 3  1  4

Price: \$605,000

Method: Auction Sale

Date: 16/06/2018

Rooms: 7

Property Type: House (Res)

Land Size: 836 sqm approx

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