



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**75 Apple Berry Avenue,  
LANGWARRIN 3910**

House



5 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$810,000 - \$890,000**

### Median sale price

Median **House** for **LANGWARRIN** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$620,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**74 Pindara Boulevard,**  
Langwarrin 3910

Price **\$858,000** Sold 08 May  
2019

**14 Fernwood Drive,**  
Langwarrin 3910

Price **\$858,000** Sold 04  
September 2019

**10 Oxley Court,**  
Langwarrin 3910

Price **\$810,000** Sold 23 July  
2019

This Statement of Information was prepared on 26th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Langwarrin

Shop 5b, 230 Frankston -  
Cranbourne Rd,  
Langwarrin VIC 3910

### Contact agents



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**RayWhite**