

## 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

33 Bevnol Road Langwarrin VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Langwarrin

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

### 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 6 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

8 Laurenten Court Langwarrin VIC 3910	\$675,250	05-Oct-19
39 Tisdall Drive Langwarrin VIC 3910	\$685,000	10-Sep-19
16 Stevens Road Langwarrin VIC 3910	\$700,000	26-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 03 March 2020



**8 Laurenten Court Langwarrin VIC 3910**

Sold Price

**\$675,250**

Sold Date

**05-Oct-19**

 3  2  2

Distance

**0.8km**

**Notes from your agent**

9 private inspections, 14 groups at the first open home (12 new groups) and 7 offers - sold \$675,250. A lot of character 3 bedrooms + a loft living/bed/study area - minimal backyard space (all house and deck).



**39 Tisdall Drive Langwarrin VIC 3910**

Sold Price

**\$685,000**

Sold Date

**10-Sep-19**

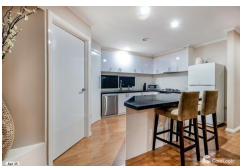
 3  2  2

Distance

**1.59km**

**Notes from your agent**

3 + study - nice outdoor ent - older style finish (think early 2000's) - 1 living + family/meals combo - sold \$685,000.



**16 Stevens Road Langwarrin VIC 3910**

Sold Price

**\$700,000**

Sold Date

**26-Sep-19**

 3  3  3

Distance

**3.32km**

**Notes from your agent**

4 bed (bed 3 and 4 have two doors into them (one is shared between rooms) - 1 living + 1 dining (should be 2/1) - renovated - open deck - sold \$700,000.

RS = Recent sale

UN = Undisclosed Sale

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