

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 30 Wattle Bird Way, LANGWARRIN 3910

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$620,000 - \$650,000

Median sale price

Median **House** for **LANGWARRIN** for period **Nov 2018 - Sep 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.

40 Trentham Way,
Langwarrin 3910

Price **\$635,000** Sold 15 July
2019

12 Landhill Close,
Langwarrin 3910

Price **\$632,000** Sold 05 July
2019

11 Julie Court,
Langwarrin 3910

Price **\$635,500** Sold 26 April
2019

This Statement of Information was prepared on 7th Oct 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 Carrum Downs

Shop 49/100 Hall Road,
Carrum Downs VIC 3201

Contact agents



David Carroll
Ray White

(03) 9782 9333
041739 2191
david.carroll@raywhite.com



Max McLaughlin
Ray White

0474 693 575
max.mclaughlin@raywhite.com

RayWhite