

STATEMENT OF INFORMATION

16 JOHN STREET, LANGWARRIN, VIC 3910

PREPARED BY IMPACT REALTY GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 JOHN STREET, LANGWARRIN, VIC 3910  4  2  2

Indicative Selling Price

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

Price Range: **\$650,000 to \$690,000**

MEDIAN SALE PRICE



LANGWARRIN, VIC, 3910

Suburb Median Sale Price (House)

\$540,000

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



8 ASH GR, LANGWARRIN, VIC 3910

 4  2  4

Sale Price

Price Withheld

Sale Date: 07/04/2017

Distance from Property: 802m



10 OAK GR, LANGWARRIN, VIC 3910

 3  2  2

Sale Price

\$640,000

Sale Date: 11/11/2016

Distance from Property: 978m



4 SERRA CL, LANGWARRIN, VIC 3910

 3  2  4

Sale Price

***\$680,000**

Sale Date: 09/04/2017

Distance from Property: 986m



This report has been compiled on 16/06/2017 by Impact Realty Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 JOHN STREET, LANGWARRIN, VIC 3910

Indicative selling price

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Price Range: \$650,000 to \$690,000

Median sale price

Median price \$540,000

House

Unit

Suburb

LANGWARRIN

Period 01 April 2016 to 31 March 2017

Source



Comparable property sales

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
8 ASH GR, LANGWARRIN, VIC 3910	Price Withheld	07/04/2017
10 OAK GR, LANGWARRIN, VIC 3910	\$640,000	11/11/2016
4 SERRA CL, LANGWARRIN, VIC 3910	*\$680,000	09/04/2017