



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)

9 Bevnol Road, LANGWARRIN, 3910

Indicative selling price

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

Single Price

or range between

\$620,000

&

\$680,000

Median sale price

Median price

\$540,000

Property type

House

Suburb

LANGWARRIN, 3910

Period from

25/05/2017

to

25/10/2017

Source

REA

Comparable property sale

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

7 Trentham Way, LANGWARRIN, 3910 Victoria

\$650,000

19/06/2017

33 Trentham Way, LANGWARRIN, 3910 Victoria

\$710,000

05/08/2017

12 Cavill Close, LANGWARRIN, 3910 Victoria

\$650,000

06/06/2017