

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

1/39 Richard Drive Langwarrin VIC 3910

Indicative selling price

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

Single Price

or range
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$453,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jun 2019

to

31 May 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

1/30 Warrenwood Place Langwarrin VIC 3910	\$445,000	11-Feb-20
1/24 Maxwell Court Langwarrin VIC 3910	\$440,000	19-May-20
16/95 Warrandyte Road Langwarrin VIC 3910	\$460,000	15-Jan-20

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: 23 June 2020



1/30 Warrenwood Place Langwarrin VIC 3910 Sold Price **\$445,000** Sold Date **11-Feb-20**
 Distance **0.49km**

 2  1  1



1/24 Maxwell Court Langwarrin VIC 3910 Sold Price **\$440,000** Sold Date **19-May-20**
 Distance **0.52km**

 2  1  1



16/95 Warrandyte Road Langwarrin VIC 3910 Sold Price **\$460,000** Sold Date **15-Jan-20**
 Distance **0.62km**

 2  1  2

RS = Recent sale UN = Undisclosed Sale

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