

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

7 LANGWARRIN CRESCENT 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Langwarrin

Period-from

01 Mar 2022

to

28 Feb 2023

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

9 EVERGREEN WAY LANGWARRIN VIC 3910	712000	03-Oct-22
19 GOVAN STREET LANGWARRIN VIC 3910	720000	07-Feb-23
18 KERRY STREET LANGWARRIN VIC 3910	700000	24-Oct-22

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.~~

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9 EVERGREEN WAY LANGWARRIN VIC 3910

Sold Price

712000 Sold Date **03-Oct-22**

3 2 2

Distance **0.83km**



19 GOVAN STREET LANGWARRIN VIC 3910

Sold Price

^{RS} **720000** ^{UN} Sold Date **07-Feb-23**

3 2 1

Distance **1.25km**



18 KERRY STREET LANGWARRIN VIC 3910

Sold Price

700000 Sold Date **24-Oct-22**

3 2 2

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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