

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

9 JOSEPHINE STREET 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jun 2022

to

31 May 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

5 THE GROVE LANGWARRIN VIC 3910	\$1,150,000	28-Jan-23
16 SERENITY DRIVE LANGWARRIN VIC 3910	\$1,130,000	05-Dec-22
60B YARRALUMLA DRIVE LANGWARRIN VIC 3910	\$1,075,000	30-Mar-23

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: 01 June 2023



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5 THE GROVE LANGWARRIN VIC 3910

Sold Price

\$1,150,000

Sold Date

28-Jan-23



4



2



1

Distance

0.88km



16 SERENITY DRIVE LANGWARRIN VIC 3910

Sold Price

\$1,130,000

Sold Date

05-Dec-22



4



2



2

Distance

1.84km



60B YARRALUMLA DRIVE LANGWARRIN VIC 3910

Sold Price

^{RS} **\$1,075,000**

Sold Date

30-Mar-23



4



2



2

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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