

## 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

13 Kerry Street Langwarrin VIC 3910

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

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

17 Wade Court Langwarrin VIC 3910	\$590,600	30-May-20
8 Casuarina Close Langwarrin VIC 3910	\$616,000	12-May-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: 29 June 2020



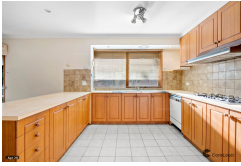
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17 Wade Court Langwarrin VIC 3910 Sold Price

<sup>RS</sup>

**\$590,600**

Sold Date **30-May-20**



4



2



2

Distance

**0.67km**



8 Casuarina Close Langwarrin VIC 3910

Sold Price

<sup>RS</sup>

**\$616,000**

Sold Date **12-May-20**



4



2



2

Distance

**1.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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