

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

5 KORINA COURT 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$839,000

Property type

House

Suburb

Langwarrin

Period-from

01 May 2021

to

30 Apr 2022

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

4 ANTHONY PLACE LANGWARRIN VIC 3910	\$790,000	22-Nov-21
11 SOUTHGATEWAY LANGWARRIN VIC 3910	\$745,000	28-Mar-22
3 CARISBROOK COURT LANGWARRIN VIC 3910	\$780,000	14-Dec-21

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: 28 May 2022



4 ANTHONY PLACE LANGWARRIN VIC 3910 Sold Price **\$790,000** Sold Date **22-Nov-21**

 4  2  2

Distance -



11 SOUTHGATEWAY LANGWARRIN VIC 3910 Sold Price **\$745,000** Sold Date **28-Mar-22**

 4  2  1

Distance **1.91km**



3 CARISBROOK COURT LANGWARRIN VIC 3910 Sold Price **\$780,000** Sold Date **14-Dec-21**

 3  2  2

Distance **1.89km**

RS = Recent sale UN = Undisclosed Sale

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