

## 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 Claremont Court 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

\$795,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,500

Property type

House

Suburb

Langwarrin

Period-from

01 May 2020

to

30 Apr 2021

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

|  |           |           |
|--|-----------|-----------|
| 25 Moate Street Langwarrin VIC 3910    | \$785,000 | 23-Dec-20 |
| 7 Jane Court Langwarrin VIC 3910       | \$815,000 | 08-Mar-21 |
| 20 Ash Grove South Langwarrin VIC 3910 | \$810,000 | 06-Dec-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: 14 May 2021



**25 Moate Street Langwarrin VIC 3910**

 4  2  2

Sold Price **\$785,000** Sold Date **23-Dec-20**

Distance **0.48km**



**7 Jane Court Langwarrin VIC 3910**

 4  2  2

Sold Price <sup>RS</sup> **\$815,000** Sold Date **08-Mar-21**

Distance **0.78km**



**20 Ash Grove South Langwarrin VIC 3910**

 4  2  2

Sold Price **\$810,000** Sold Date **06-Dec-20**

Distance **0.8km**

RS = Recent sale      UN = Undisclosed Sale

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