

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 RICHARD DRIVE 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

\$680,000

&

\$730,000

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

5 LAPWING COURT LANGWARRIN VIC 3910	\$685,000	21-Jan-23
19 GOVAN STREET LANGWARRIN VIC 3910	\$720,000	07-Feb-23
155 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$710,000	14-Nov-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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**5 LAPWING COURT LANGWARRIN
VIC 3910**

Sold Price

\$685,000

Sold Date

21-Jan-23



3



2



2

Distance

0.69km



**19 GOVAN STREET LANGWARRIN
VIC 3910**

Sold Price

^{RS} **\$720,000** ^{UN}

Sold Date

07-Feb-23



3



2



1

Distance

0.92km



**155 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

Sold Price

\$710,000

Sold Date

14-Nov-22



4



2



2

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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