

## 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

15 Rogan 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

\$665,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Langwarrin

Period-from

01 Feb 2019

to

31 Jan 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

|  |           |           |
|--|-----------|-----------|
| 5 Eucalypt Court Langwarrin VIC 3910   | \$680,000 | 25-Nov-19 |
| 39 Tisdall Drive Langwarrin VIC 3910   | \$685,000 | 10-Sep-19 |
| 12 Allington Place Langwarrin VIC 3910 | \$686,000 | 31-Aug-19 |

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 Eucalypt Court Langwarrin VIC 3910**

Sold Price

**\$680,000**

Sold Date

**25-Nov-19**

4

2

2

Distance

**0.47km**

#### Notes from your agent

Mostly updated - gardens present well + nice street appeal - decent size rooms - 18sq internal - sold \$680,000.



**39 Tisdall Drive Langwarrin VIC 3910**

Sold Price

**\$685,000**

Sold Date

**10-Sep-19**

3

2

2

Distance

**1.95km**



**12 Allington Place Langwarrin VIC 3910**

Sold Price

**\$686,000**

Sold Date

**31-Aug-19**

4

2

2

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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