

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

1 DANIEL 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

\$675,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Langwarrin

Period-from

01 Apr 2022

to

31 Mar 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

1 KELLY DRIVE LANGWARRIN VIC 3910	\$727,000	28-Feb-23
5 LAPWING COURT LANGWARRIN VIC 3910	\$685,000	21-Jan-23
13 BIANCO COURT LANGWARRIN VIC 3910	\$715,000	13-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.~~

This Statement of Information was prepared on: 17 April 2023



1 KELLY DRIVE LANGWARRIN VIC 3910

Sold Price

RS

\$727,000

Sold Date

28-Feb-23

3

2

2

Distance

0.97km



5 LAPWING COURT LANGWARRIN VIC 3910

Sold Price

\$685,000

Sold Date

21-Jan-23

3

2

2

Distance

1.5km



13 BIANCO COURT LANGWARRIN VIC 3910

Sold Price

\$715,000

Sold Date

13-Nov-22

3

2

1

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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