

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 Parkleigh 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,500

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

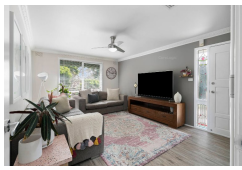
Date of sale

4 Jackson Drive Langwarrin VIC 3910	\$666,000	17-Apr-21
8 Lytham Court Langwarrin VIC 3910	\$645,500	22-Apr-21
7 Roberna Court Langwarrin VIC 3910	\$700,000	19-May-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 2021



4 Jackson Drive Langwarrin VIC 3910

 3  1  2

Sold Price

^{RS} **\$666,000**

Sold Date

17-Apr-21

Distance

0.93km



8 Lytham Court Langwarrin VIC 3910

 3  2  2

Sold Price

^{RS} **\$645,500** ^{UN}

Sold Date

22-Apr-21

Distance

1.11km



7 Roberna Court Langwarrin VIC 3910

 3  2  2

Sold Price

^{RS} **\$700,000** ^{UN}

Sold Date

19-May-21

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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