

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 Cotoneaster Way 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

*House

X

*Unit

Suburb

Langwarrin

Period-from

01 Jun 2018

to

31 May 2019

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

13 Birgita Court Langwarrin VIC 3910	\$600,000	19-Mar-19
13 Gum Nut Drive Langwarrin VIC 3910	\$610,000	22-May-19
15 Beacon Drive Langwarrin VIC 3910	\$590,000	17-Apr-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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13 Birgita Court Langwarrin VIC 3910

3 2 2

Sold Price

\$600,000

Sold Date

19-Mar-19

Distance

0.34km



13 Gum Nut Drive Langwarrin VIC 3910

3 2 2

Sold Price

^{RS} **\$610,000**

Sold Date

22-May-19

Distance

0.35km



15 Beacon Drive Langwarrin VIC 3910

3 2 2

Sold Price

\$590,000^{UN}

Sold Date

17-Apr-19

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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