

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

6 HARLAW 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Langwarrin

Period-from

01 May 2022

to

30 Apr 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

2/162 UNION ROAD LANGWARRIN VIC 3910	\$650,000	11-Nov-22
1/10 ATHOL COURT LANGWARRIN VIC 3910	\$655,000	30-Nov-22
2/50 EDWARD STREET LANGWARRIN VIC 3910	\$698,000	12-Feb-23

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: 01 May 2023


**2/162 UNION ROAD LANGWARRIN
VIC 3910**

Sold Price

\$650,000

Sold Date

11-Nov-22
 3
  2
  2

Distance

0.19km

**1/10 ATHOL COURT LANGWARRIN
VIC 3910**

Sold Price

\$655,000

Sold Date

30-Nov-22
 3
  2
  2

Distance

0.92km

**2/50 EDWARD STREET
LANGWARRIN VIC 3910**

Sold Price

\$698,000

Sold Date

12-Feb-23
 3
  2
  2

Distance

2.08km
RS = Recent sale

UN = Undisclosed Sale

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