

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 Allen Crescent 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,000

Property type

House

Suburb

Langwarrin

Period-from

01 Sep 2020

to

31 Aug 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

5 Colin Court Langwarrin VIC 3910	\$780,000	15-Apr-21
6 Tweed Court Langwarrin VIC 3910	\$805,000	24-May-21
33 Taketa Crescent Frankston VIC 3199	\$771,071	10-Aug-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: 30 September 2021


5 Colin Court Langwarrin VIC 3910

Sold Price

\$780,000

Sold Date

15-Apr-21
 4
  2
  5

Distance

0.48km

6 Tweed Court Langwarrin VIC 3910

Sold Price

\$805,000

Sold Date

24-May-21
 -
  2
  2

Distance

0.66km

33 Taketa Crescent Frankston VIC 3199

Sold Price

^{RS} **\$771,071** ^{UN}

Sold Date

10-Aug-21
 4
  2
  2

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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