

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

8 THE GROVE 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,500

Property type

House

Suburb

Langwarrin

Period-from

01 Aug 2023

to

31 Jul 2024

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

19 ALEXANDRA MEWS LANGWARRIN VIC 3910	\$940,000	22-May-24
3 KORINA COURT LANGWARRIN VIC 3910	\$850,000	23-Jul-24

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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**19 ALEXANDRA MEWS
LANGWARRIN VIC 3910**

 4  2  3

Sold Price

^{RS}

\$940,000

Sold Date

22-May-24

Distance

1.4km



**3 KORINA COURT LANGWARRIN
VIC 3910**

 3  2  2

Sold Price

^{RS}

\$850,000

Sold Date

23-Jul-24

Distance

2.09km

RS = Recent sale

UN = Undisclosed Sale

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