

## 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

13 Noel Road Langwarrin VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Langwarrin

Period-from

01 Feb 2020

to

31 Jan 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

13 Beverley Court Langwarrin VIC 3910	\$730,000	28-Jul-20
5 Claire Court Langwarrin VIC 3910	\$740,000	17-Nov-20

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 Beverley Court Langwarrin VIC 3910**

Sold Price

**\$730,000**

Sold Date

**28-Jul-20**

4

2

2

Distance

**0.26km**



**5 Claire Court Langwarrin VIC 3910**

Sold Price

**\$740,000**

Sold Date

**17-Nov-20**

3

2

2

Distance

**0.47km**

RS = Recent sale

UN = Undisclosed Sale

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