

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

23 Claremont 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,750

Property type

House

Suburb

Langwarrin

Period-from

01 Sep 2019

to

31 Aug 2020

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

1 John Street Langwarrin VIC 3910	\$650,000	07-Aug-20
14 Cranhaven Road Langwarrin VIC 3910	\$685,000	07-Aug-20
3 Huntingtower Crescent Langwarrin VIC 3910	\$640,000	11-May-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.~~

This Statement of Information was prepared on: 30 September 2020

Like what you see? Let's arrange your private viewing today!  PS You can download the section 32 & make an offer via eptmptm.com.au 	1 John Street Langwarrin VIC 3910  4  2  2	Sold Price RS \$650,000 Sold Date 07-Aug-20 Distance 0.44km
Private property inspections As you may be aware, restrictions have been put in place and at this stage of public open for inspection have been cancelled until further notice. In order to protect the health and safety of the public, our clients and our staff, we will be suspending all private inspections. We will still offer a virtual inspection via video conference. View of the property images and floor plan online. Once the property is back and in location, ensure that you are happy to have finance pre-approval. For further information, please contact the office on 0726 7266. At Ray White we are confident, conscious, we are also ask that only responsible parties attend private inspections in order to follow social distancing within the home. Please understand that we are implementing these practices for health and protection of all parties, please contact the office on 0726 7266. You now have our undivided attention	14 Cranhaven Road Langwarrin VIC 3910  4  2  2	Sold Price RS \$685,000 UN Sold Date 07-Aug-20 Distance 0.79km
	3 Huntingtower Crescent Langwarrin VIC 3910  4  2  2	Sold Price \$640,000 Sold Date 11-May-20 Distance 0.8km

RS = Recent sale UN = Undisclosed Sale

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