

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 Laurenten 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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Langwarrin

Period-from

01 Sep 2018

to

31 Aug 2019

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

12 Landhill Close Langwarrin VIC 3910	\$632,000	05-Jul-19
14 Trentham Way Langwarrin VIC 3910	\$635,000	27-Jun-19
2 Maxwell Court Langwarrin VIC 3910	\$624,000	15-Jul-19

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: 18 September 2019



12 Landhill Close Langwarrin VIC 3910

3 2 2

Sold Price

\$632,000

Sold Date

05-Jul-19

Distance

0.84km

Notes from your agent

Updated - 2 living + 1 dining + great outdoor ent. sold \$632k



14 Trentham Way Langwarrin VIC 3910

3 2 2

Sold Price

\$635,000

Sold Date

27-Jun-19

Distance

0.11km

Notes from your agent

2 living + meals area - typical 2000's build - decent outdoor area - originally looking at \$645k and sold \$635k.



2 Maxwell Court Langwarrin VIC 3910

3 2 2

Sold Price

\$624,000

Sold Date

15-Jul-19

Distance

0.57km

Notes from your agent

Updated (but still a typical 2000's finish) - 2 living + dining - was looking up to \$617,500 and sold \$624k.

RS = Recent sale

UN = Undisclosed Sale

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