

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 FREEMAN PLACE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Langwarrin

Period-from

01 Sep 2023

to

31 Aug 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

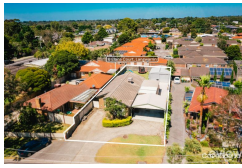
6 ELANA COURT LANGWARRIN VIC 3910	\$722,000	28-Mar-24
26 ALDER STREET LANGWARRIN VIC 3910	\$735,000	24-May-24
2 KERRY STREET LANGWARRIN VIC 3910	\$740,000	05-May-24

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.~~

This Statement of Information was prepared on: 26 September 2024

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**6 ELANA COURT LANGWARRIN
VIC 3910**

3 2 2

Sold Price **\$722,000** Sold Date **28-Mar-24**

Distance **0.47km**



**26 ALDER STREET LANGWARRIN
VIC 3910**

3 2 2

Sold Price **\$735,000** Sold Date **24-May-24**

Distance **1.41km**



**2 KERRY STREET LANGWARRIN
VIC 3910**

3 2 -

Sold Price **\$740,000** Sold Date **05-May-24**

Distance **1.99km**

RS = Recent sale **UN** = Undisclosed Sale

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