

## 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

2 PROTEA COURT 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

\$930,000

&

\$1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$839,000

Property type

House

Suburb

Langwarrin

Period-from

01 May 2021

to

30 Apr 2022

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 HONEY MYRTLE COURT LANGWARRIN VIC 3910	\$1,035,000	24-Feb-22
12 CHANDOS PLACE LANGWARRIN VIC 3910	\$975,000	21-Dec-21
9 DELGANY RISE LANGWARRIN VIC 3910	\$1,010,000	24-Jan-22

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: 24 May 2022



**1 HONEY MYRTLE COURT  
LANGWARRIN VIC 3910**

 5  2  2

Sold Price **\$1,035,000** Sold Date **24-Feb-22**

Distance **0.66km**



**12 CHANDOS PLACE LANGWARRIN  
VIC 3910**

 4  2  2

Sold Price **\$975,000** Sold Date **21-Dec-21**

Distance **1.28km**



**9 DELGANY RISE LANGWARRIN  
VIC 3910**

 3  2  2

Sold Price **\$1,010,000** Sold Date **24-Jan-22**

Distance **1.84km**

RS = Recent sale UN = Undisclosed Sale

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