

## 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 Bevnol 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

\$480,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Other

Suburb

Langwarrin

Period-from

01 Oct 2020

to

30 Sep 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

1/4 Maxwell Court Langwarrin VIC 3910	\$506,000	28-Aug-21
19/8 Norwarran Way Langwarrin VIC 3910	\$501,000	27-Sep-21
2/186 North Road Langwarrin VIC 3910	\$550,000	20-Jun-21

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 October 2021



**1/4 Maxwell Court Langwarrin VIC 3910**

 2  1  1

Sold Price

**\$506,000**

Sold Date **28-Aug-21**

Distance **0.08km**



**19/8 Norwarran Way Langwarrin VIC 3910**

 2  1  1

Sold Price

<sup>RS</sup> **\$501,000**

Sold Date **27-Sep-21**

Distance **0.42km**



**2/186 North Road Langwarrin VIC 3910**

 2  1  1

Sold Price

**\$550,000**

Sold Date **20-Jun-21**

Distance **0.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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