

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 Tweed 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Langwarrin

Period-from

01 Mar 2019

to

29 Feb 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

8 Laurenten Court Langwarrin VIC 3910	\$675,250	05-Oct-19
4 Kialla Place Langwarrin VIC 3910	\$680,000	07-Jan-20
2 Fernleigh Court Langwarrin VIC 3910	\$740,000	24-Oct-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: 19 March 2020


8 Laurenten Court Langwarrin VIC 3910

Sold Price

\$675,250

Sold Date

05-Oct-19
 3

 2

 2

Distance

0.73km

4 Kialla Place Langwarrin VIC 3910

Sold Price

\$680,000

Sold Date

07-Jan-20
 4

 2

 2

Distance

0.83km

2 Fernleigh Court Langwarrin VIC 3910

Sold Price

\$740,000

Sold Date

24-Oct-19
 4

 2

 2

Distance

1.68km
RS = Recent sale

UN = Undisclosed Sale

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