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 WOOD DUCK 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	\$1,450,000	&	\$1,590,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$829,087	Prop	erty type	type House		Suburb	Langwarrin
Period-from	01 Feb 2023	to	31 Jan 2	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.

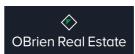
Address of comparable property	Price	Date of sale
5/1 QUAIL PLACE LANGWARRIN VIC 3910	\$1,651,000	11-Dec-23
28 EDWARD STREET LANGWARRIN VIC 3910	\$1,525,000	11-Dec-23

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: 01 February 2024





Rebecca Bassett

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5/1 QUAIL PLACE LANGWARRIN VIC 3910

Sold Price

RS \$1,651,000 Sold Date 11-Dec-23

4

₾ 2 \$ 2

Distance

0.23km



28 EDWARD STREET **LANGWARRIN VIC 3910**

5

₩ 3

Sold Price

*\$1,525,000 Sold Date 11-Dec-23

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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