

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 Bottlebrush 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$693,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jun 2020

to

31 May 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

8 Ebony Drive Langwarrin VIC 3910	\$890,000	10-Mar-21
39 Stevens Road Langwarrin VIC 3910	\$930,000	01-May-21
8 Heatherwood Grove Langwarrin VIC 3910	\$890,000	18-May-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: 21 June 2021



8 Ebony Drive Langwarrin VIC 3910 Sold Price **\$890,000** Sold Date **10-Mar-21**

 4  2  2

Distance **0.36km**



39 Stevens Road Langwarrin VIC 3910 Sold Price ^{RS} **\$930,000** Sold Date **01-May-21**

 6  2  2

Distance **0.79km**



8 Heatherwood Grove Langwarrin VIC 3910 Sold Price ^{RS} **\$890,000** Sold Date **18-May-21**

 4  2  2

Distance **2.5km**

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

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