

## 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 HENSHAW STREET LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Langwarrin

Period-from

01 Dec 2021

to

30 Nov 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

5 KORINA COURT LANGWARRIN VIC 3910	\$715,000	21-Jun-22
30 MALCOLM ROAD LANGWARRIN VIC 3910	\$700,000	02-Aug-22
59 LONG STREET LANGWARRIN VIC 3910	\$690,000	04-Jul-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: 06 December 2022



**5 KORINA COURT LANGWARRIN  
VIC 3910**

 4  2  2

Sold Price

**\$715,000**

Sold Date

**21-Jun-22**

Distance

**0.3km**



**30 MALCOLM ROAD LANGWARRIN  
VIC 3910**

 3  2  1

Sold Price

**\$700,000**

Sold Date

**02-Aug-22**

Distance

**1.27km**



**59 LONG STREET LANGWARRIN  
VIC 3910**

 3  2  4

Sold Price

**\$690,000**

Sold Date

**04-Jul-22**

Distance

**1.5km**

RS = Recent sale

UN = Undisclosed Sale

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