

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

7 Blackburn Mews 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Langwarrin

Period-from

01 Sep 2018

to

31 Aug 2019

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

4/80 Potts Road Langwarrin VIC 3910	\$495,000	05-Mar-19
11/80 Potts Road Langwarrin VIC 3910	\$510,000	12-Jun-19
22/80 Potts Road Langwarrin VIC 3910	\$510,000	02-Sep-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: 30 September 2019


4/80 Potts Road Langwarrin VIC 3910

3 2 2

Sold Price

\$495,000

Sold Date

05-Mar-19

Distance

0.23km

11/80 Potts Road Langwarrin VIC 3910

3 2 2

Sold Price

\$510,000

Sold Date

12-Jun-19

Distance

0.25km

22/80 Potts Road Langwarrin VIC 3910

3 2 2

Sold Price

Sold Date

02-Sep-19

Distance

0.25km
RS = Recent sale

UN = Undisclosed Sale

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