

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 John Street 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

\$645,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jun 2019

to

31 May 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

3 Huntingtower Crescent Langwarrin VIC 3910	\$640,000	11-May-20
4 Kialla Place Langwarrin VIC 3910	\$680,000	07-Jan-20
47 Melaleuca Crescent Langwarrin VIC 3910	\$677,000	01-Dec-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: 29 June 2020



**3 Huntingtower Crescent
 Langwarrin VIC 3910**

 4  2  2

Sold Price **\$640,000** Sold Date **11-May-20**

Distance **1.19km**



4 Kialla Place Langwarrin VIC 3910

 4  2  2

Sold Price **\$680,000** Sold Date **07-Jan-20**

Distance **1.27km**



**47 Melaleuca Crescent Langwarrin
 VIC 3910**

 4  2  2

Sold Price **\$677,000** Sold Date **01-Dec-19**

Distance **1.97km**

RS = Recent sale UN = Undisclosed Sale

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