

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

5 Birgita Court, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000

&

\$759,000

Median sale price

Median price \$662,500

Property Type House

Suburb Langwarrin

Period - From 01/04/2020

to 30/06/2020

Source REIV

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 six 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
1	6 Impressa Ct LANGWARRIN 3910	\$740,000	12/07/2020
2	8 Micheala Ct LANGWARRIN 3910	\$735,000	09/07/2020
3	6 Alison Ct LANGWARRIN 3910	\$715,000	03/06/2020

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 six months.~~

This Statement of Information was prepared on:

21/09/2020 10:01



Property Type: House (Previously Occupied - Detached)

Land Size: 696 sqm approx

Agent Comments

Comparable Properties

6 Impresa Ct LANGWARRIN 3910 (VG)

Agent Comments



Price: \$740,000

Method: Sale

Date: 12/07/2020

Property Type: House (Res)

Land Size: 669 sqm approx



8 Micheala Ct LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 09/07/2020

Property Type: House

Land Size: 650 sqm approx



6 Alison Ct LANGWARRIN 3910 (VG)

Agent Comments



Price: \$715,000

Method: Sale

Date: 03/06/2020

Property Type: House (Res)

Land Size: 653 sqm approx