

## 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

2/24 Maxwell Court Langwarrin VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$532,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jan 2021

to

31 Dec 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

1/4 Maxwell Court Langwarrin VIC 3910	\$506,000	28-Aug-21
25/100 Cranbourne-Frankston Road Langwarrin VIC 3910	\$517,000	09-Dec-21
7/17 Warrandyte Road Langwarrin VIC 3910	\$525,000	01-Nov-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: 24 January 2022


**1/4 Maxwell Court Langwarrin VIC 3910**

2   1   1

Sold Price

**\$506,000**

Sold Date

**28-Aug-21**

Distance

**0.18km**

**25/100 Cranbourne-Frankston Road Langwarrin VIC 3910**

2   1   1

Sold Price

<sup>RS</sup> **\$517,000**

Sold Date

**09-Dec-21**

Distance

**1.72km**

**7/17 Warrandyte Road Langwarrin VIC 3910**

2   1   1

Sold Price

**\$525,000**

Sold Date

**01-Nov-21**

Distance

**1.66km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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