

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 Langewan Road 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

\$1,090,000

&

\$1,199,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,000

Property type

House

Suburb

Langwarrin

Period-from

01 Feb 2021

to

31 Jan 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

1 Woodrush Drive Langwarrin VIC 3910	\$1,220,000	18-Dec-21
9 Dunmore Close Langwarrin VIC 3910	\$1,067,000	14-Nov-21
60 Huntingtower Crescent Langwarrin VIC 3910	\$1,160,000	21-Dec-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: 16 February 2022



1 Woodrush Drive Langwarrin VIC 3910

 4  2  2

Sold Price ^{RS} **\$1,220,000** Sold Date **18-Dec-21**

Distance **0.05km**



9 Dunmore Close Langwarrin VIC 3910

 4  2  2

Sold Price **\$1,067,000** Sold Date **14-Nov-21**

Distance **0.99km**



**60 Huntingtower Crescent
Langwarrin VIC 3910**

 4  2  5

Sold Price ^{RS} **\$1,160,000** ^{UN} Sold Date **21-Dec-21**

Distance **0.96km**

RS = Recent sale **UN** = Undisclosed Sale

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