

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

27 Trinity Drive 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

\$650,000

or range
between

&

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

17 Tisdall Drive Langwarrin VIC 3910	\$675,000	29-Apr-19
10 Australis Close Langwarrin VIC 3910	\$640,000	28-Mar-19
26 Olearia Crescent Langwarrin VIC 3910	\$685,000	30-Aug-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.~~

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17 Tisdall Drive Langwarrin VIC 3910

Sold Price

\$675,000

Sold Date

29-Apr-19

4 2 2

Distance

1.63km



10 Australis Close Langwarrin VIC 3910

Sold Price

\$640,000

Sold Date

28-Mar-19

4 2 2

Distance

1.69km



26 Olearia Crescent Langwarrin VIC 3910

Sold Price

^{RS} **\$685,000**

Sold Date

30-Aug-19

4 2 2

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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