

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

10 Oxley Court 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

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$621,500

\*House

X

\*Unit

Suburb

Langwarrin

Period-from

01 Jul 2018

to

30 Jun 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

5 Candwindara Court Langwarrin VIC 3910	\$830,000	16-Apr-19
23 Julie Court Langwarrin VIC 3910	\$817,000	15-Jan-19
45A Yarralumla Drive Langwarrin VIC 3910	\$770,000	18-Jun-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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**5 Candwindara Court Langwarrin  
VIC 3910**

4 2 2

Sold Price

**\$830,000**

Sold Date

**16-Apr-19**

Distance

**0.98km**



**23 Julie Court Langwarrin VIC 3910**

4 2 2

Sold Price

**\$817,000**

Sold Date

**15-Jan-19**

Distance

**1.02km**



**45A Yarralumla Drive Langwarrin  
VIC 3910**

4 2 2

Sold Price

**\$770,000**

Sold Date

**18-Jun-19**

Distance

**1.34km**

RS = Recent sale

UN = Undisclosed Sale

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