

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

11 Green Acres 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

\$490,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

*House

X

*Unit

Suburb

Langwarrin

Period-from

01 Mar 2018

to

28 Feb 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 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

64 Northgateway Langwarrin VIC 3910	\$540,500	01-Nov-18
57 Kerry Street Langwarrin VIC 3910	\$450,000	08-Feb-19
41 Melaleuca Crescent Langwarrin VIC 3910	\$520,500	28-Jan-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 six months.~~

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64 Northgateway Langwarrin VIC 3910

 3  2  1

Sold Price

\$540,500

Sold Date

01-Nov-18

Distance

0.87km



57 Kerry Street Langwarrin VIC 3910

 3  2  2

Sold Price

\$450,000

Sold Date

08-Feb-19

Distance

1.43km



41 Melaleuca Crescent Langwarrin VIC 3910

 3  2  2

Sold Price

^{RS} **\$520,500** ^{UN}

Sold Date

28-Jan-19

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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