

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 Brokenwood 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

\$990,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

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

8 Lemnian Court Langwarrin VIC 3910	\$1,055,000	10-Dec-21
15 Pellita Way Langwarrin VIC 3910	\$1,001,000	17-Nov-21
19 Sunny Vale Drive Langwarrin VIC 3910	\$990,000	07-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: 28 January 2022



8 Lemnian Court Langwarrin VIC 3910

 4  2  2

Sold Price ^{RS} **\$1,055,000** Sold Date **10-Dec-21**

Distance **1.24km**



15 Pellita Way Langwarrin VIC 3910

 3  2  2

Sold Price **\$1,001,000** Sold Date **17-Nov-21**

Distance **1.05km**



19 Sunny Vale Drive Langwarrin VIC 3910

 4  2  3

Sold Price ^{RS} **\$990,000** Sold Date **07-Dec-21**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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