

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

3/12 KNOTT 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Dec 2021

to

30 Nov 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

1/41 DUNN CRESCENT LANGWARRIN VIC 3910	\$492,000	28-Oct-22
8/291 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$460,000	21-Nov-22
11/28 POTTS ROAD LANGWARRIN VIC 3910	\$460,000	08-Sep-22

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: 02 December 2022

**1/41 DUNN CRESCENT
LANGWARRIN VIC 3910**

2 1 1

Sold Price

^{RS}**\$492,000**

Sold Date

28-Oct-22

Distance

1.16km**8/291 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

2 1 1

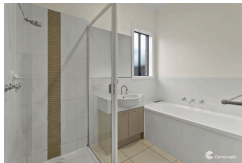
Sold Price

^{RS}**\$460,000**^{UN}

Sold Date

21-Nov-22

Distance

1.23km**11/28 POTTS ROAD LANGWARRIN
VIC 3910**

2 1 1

Sold Price

\$460,000

Sold Date

08-Sep-22

Distance

2.68km**RS** = Recent sale**UN** = Undisclosed Sale

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