

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

4 Yvonne Court, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$860,000 & \$946,000

Median sale price

Median price \$650,000 Property Type House Suburb Langwarrin

Period - From 01/10/2019 to 30/09/2020 Source REIV

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
1	5 Hazeldene PI LANGWARRIN 3910	\$950,000	09/07/2020
2	3 Fernwood Dr LANGWARRIN 3910	\$915,000	11/10/2020
3	5 Heatherwood Gr LANGWARRIN 3910	\$910,000	22/10/2020

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.~~

This Statement of Information was prepared on:

07/12/2020 15:11



Property Type: House (Previously Occupied - Detached)

Land Size: 1350 sqm approx

Agent Comments

Comparable Properties



5 Hazeldene PI LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 09/07/2020

Property Type: House

Land Size: 996 sqm approx



3 Fernwood Dr LANGWARRIN 3910 (VG)

Agent Comments



Price: \$915,000

Method: Sale

Date: 11/10/2020

Property Type: Development Site (Res)

Land Size: 1768 sqm approx



5 Heatherwood Gr LANGWARRIN 3910 (REI)

Agent Comments



Price: \$910,000

Method: Private Sale

Date: 22/10/2020

Property Type: House

Land Size: 1052 sqm approx