

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 MCKENZIE WAY 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

\$729,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Langwarrin

Period-from

01 Aug 2021

to

31 Jul 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

63 BEECH STREET LANGWARRIN VIC 3910	\$730,000	25-Mar-22
2 ERIC COURT LANGWARRIN VIC 3910	\$725,500	15-May-21
12 RAYMOND AVENUE LANGWARRIN VIC 3910	\$710,000	10-May-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: 19 August 2022


63 BEECH STREET LANGWARRIN VIC 3910

3 2 1

Sold Price

\$730,000

Sold Date

25-Mar-22

Distance

0.51km

2 ERIC COURT LANGWARRIN VIC 3910

3 3 2

Sold Price

\$725,500

Sold Date

15-May-21

Distance

0.94km

12 RAYMOND AVENUE LANGWARRIN VIC 3910

4 2 1

Sold Price

^{RS} **\$710,000**

Sold Date

10-May-22

Distance

0.22km
RS = Recent sale

UN = Undisclosed Sale

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