

## 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 Crowea Court Langwarrin VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Langwarrin

Period-from

01 Oct 2018

to

30 Sep 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 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

5 Domain Parkway Langwarrin VIC 3910	\$915,000	10-Apr-19
14 Fernwood Drive Langwarrin VIC 3910	\$858,000	04-Sep-19
5 Candwindara Court Langwarrin VIC 3910	\$830,000	16-Apr-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 6 months.~~

This Statement of Information was prepared on: 08 October 2019



**5 Domain Parkway Langwarrin VIC 3910**

4 2 2

Sold Price

**\$915,000**

Sold Date

**10-Apr-19**

Distance

**1.45km**



**14 Fernwood Drive Langwarrin VIC 3910**

4 2 2

Sold Price

<sup>RS</sup> **\$858,000**

Sold Date

**04-Sep-19**

Distance

**1.65km**



**5 Candwindara Court Langwarrin VIC 3910**

4 2 2

Sold Price

**\$830,000**

Sold Date

**16-Apr-19**

Distance

**2.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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