

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5 Carolyn 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

\$740,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

\*House

X

\*Unit

Suburb

Langwarrin

Period-from

01 Oct 2017

to

30 Sep 2018

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 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

17 Sunny Vale Drive Langwarrin VIC 3910	\$755,000	03-Jul-18
5 Hedgely Court Langwarrin VIC 3910	\$820,000	17-Apr-18
37 Trentham Way Langwarrin VIC 3910	\$783,000	29-May-18

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.~~

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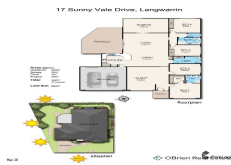
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**17 Sunny Vale Drive Langwarrin VIC 3910**

3 2 2

Sold Price

**\$755,000**

Sold Date

**03-Jul-18**

Distance

**0.34km**



**5 Hedgely Court Langwarrin VIC 3910**

4 2 2

Sold Price

**\$820,000**

Sold Date

**17-Apr-18**

Distance

**0.66km**



**37 Trentham Way Langwarrin VIC 3910**

4 2 2

Sold Price

**\$783,000**

Sold Date

**29-May-18**

Distance

**1.81km**

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