

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

5 SANDRA 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Langwarrin

Period-from

01 May 2021

to

30 Apr 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

5 WATKINS PLACE LANGWARRIN VIC 3910	\$700,000	11-Jan-22
26 MONZE DRIVE LANGWARRIN VIC 3910	\$710,000	10-Dec-21
44A BURGESS DRIVE LANGWARRIN VIC 3910	\$705,000	24-Jan-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: 05 May 2022



5 WATKINS PLACE LANGWARRIN VIC 3910

3 1 2

Sold Price

\$700,000

Sold Date

11-Jan-22

Distance

0.32km



26 MONZE DRIVE LANGWARRIN VIC 3910

3 1 1

Sold Price

\$710,000

Sold Date

10-Dec-21

Distance

0.82km



44A BURGESS DRIVE LANGWARRIN VIC 3910

3 1 2

Sold Price

\$705,000

Sold Date

24-Jan-22

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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