

## 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

2 Raewyn 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

\$699,000

&

\$765,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$747,500

Property type

House

Suburb

Langwarrin

Period-from

01 Nov 2020

to

31 Oct 2021

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

3 Lexton Drive Langwarrin VIC 3910	\$690,000	12-Jul-21
2 Acacia Wynd Langwarrin VIC 3910	\$750,000	01-Nov-21
34 Anthony Street Langwarrin VIC 3910	\$755,500	22-Aug-21

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: 22 November 2021



**3 Lexton Drive Langwarrin VIC 3910** Sold Price **\$690,000** Sold Date **12-Jul-21**

 3  1  1

Distance **0.64km**



**2 Acacia Wynd Langwarrin VIC 3910** Sold Price <sup>RS</sup> **\$750,000** Sold Date **01-Nov-21**

 3  1  2

Distance **0.85km**



**34 Anthony Street Langwarrin VIC 3910** Sold Price **\$755,500** Sold Date **22-Aug-21**

 3  1  2

Distance **0.93km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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