

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

7 Everton Lane 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

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jul 2020

to

30 Jun 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

2/15-21 Potts Road Langwarrin VIC 3910	\$530,350	13-Apr-21
15/15-21 Potts Road Langwarrin VIC 3910	\$520,000	28-Feb-21
5/60 Sunny Vale Drive Langwarrin VIC 3910	\$520,000	28-Feb-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: 12 July 2021



2/15-21 Potts Road Langwarrin VIC 3910 Sold Price **\$530,350** Sold Date **13-Apr-21**

 3  1  2

Distance **0.33km**



15/15-21 Potts Road Langwarrin VIC 3910 Sold Price **\$520,000** Sold Date **28-Feb-21**

 3  1  2

Distance **0.39km**



5/60 Sunny Vale Drive Langwarrin VIC 3910 Sold Price Sold Date **28-Feb-21**

 3  1  2

Distance **2.92km**

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

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