

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 Leeds Place 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

\$415,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Langwarrin

Period-from

01 Feb 2019

to

31 Jan 2020

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

| | | |
|--|-----------|-----------|
| 6 Everton Lane Langwarrin VIC 3910 | \$430,000 | 17-Jun-19 |
| 26 Southampton Drive Langwarrin VIC 3910 | \$421,500 | 12-Aug-19 |
| 51 Southampton Drive Langwarrin VIC 3910 | \$437,500 | 18-Nov-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: 24 February 2020



6 Everton Lane Langwarrin VIC 3910

 2  1  1

Sold Price

\$430,000

Sold Date

17-Jun-19

Distance

0.08km



26 Southampton Drive Langwarrin VIC 3910

 2  1  1

Sold Price

\$421,500

Sold Date

12-Aug-19

Distance

0.1km



51 Southampton Drive Langwarrin VIC 3910

 2  1  1

Sold Price

\$437,500

Sold Date

18-Nov-19

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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