

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 Danielle 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$693,000

Property type

House

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

5 Beckenham Place Langwarrin VIC 3910	\$740,000	26-Mar-21
9 Parkleigh Court Langwarrin VIC 3910	\$745,000	22-Jun-21
4 Lorraine Avenue Langwarrin VIC 3910	\$700,000	29-Mar-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: 01 July 2021



5 Beckenham Place Langwarrin VIC 3910 Sold Price **\$740,000** Sold Date **26-Mar-21**
 Distance **0.46km**
 3 2 3



9 Parkleigh Court Langwarrin VIC 3910 Sold Price ^{RS} **\$745,000** Sold Date **22-Jun-21**
 Distance **1.1km**
 3 2 3



4 Lorraine Avenue Langwarrin VIC 3910 Sold Price **\$700,000** Sold Date **29-Mar-21**
 Distance **1.55km**
 3 2 2

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

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