

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

10A Glazebury 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

\$555,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,525

Property type

House

Suburb

Langwarrin

Period-from

01 Dec 2019

to

30 Nov 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

3B Larch Street Langwarrin VIC 3910	\$610,000	13-Jun-20
214 North Road Langwarrin VIC 3910	\$580,000	21-Aug-20
3/34 Maria Drive Langwarrin VIC 3910	\$600,000	28-Feb-20

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: 14 December 2020


3B Larch Street Langwarrin VIC 3910

3 2 2

Sold Price

\$610,000

Sold Date

13-Jun-20

Distance

0.61km

214 North Road Langwarrin VIC 3910

3 2 2

Sold Price

^{RS} **\$580,000**

Sold Date

21-Aug-20

Distance

1.58km

3/34 Maria Drive Langwarrin VIC 3910

3 2 2

Sold Price

\$600,000

Sold Date

28-Feb-20

Distance

2.08km
RS = Recent sale

UN = Undisclosed Sale

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