

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 Tweed 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Langwarrin

Period-from

01 Sep 2018

to

31 Aug 2019

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

9 Eric Court Langwarrin VIC 3910	\$635,000	09-Aug-19
10 Trinity Drive Langwarrin VIC 3910	\$656,500	20-May-19
12 Landhill Close Langwarrin VIC 3910	\$632,000	05-Jul-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: 30 September 2019



9 Eric Court Langwarrin VIC 3910

Sold Price

^{RS} **\$635,000**

Sold Date **09-Aug-19**

 4  2  -

Distance **0.22km**



10 Trinity Drive Langwarrin VIC 3910

Sold Price

\$656,500

Sold Date **20-May-19**

 3  2  2

Distance **0.69km**



12 Landhill Close Langwarrin VIC 3910

Sold Price

^{RS} **\$632,000**

Sold Date **05-Jul-19**

 3  2  2

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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