

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

11 Jarman Drive 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$707,000

\*House

\*Unit

Suburb

Langwarrin

Period-from

01 Jul 2018

to

30 Jun 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

21 Tamara Circuit Langwarrin VIC 3910	\$652,500	12-Apr-19
38 Tamara Circuit Langwarrin VIC 3910	\$710,000	23-Mar-19
62 Tamara Circuit Langwarrin VIC 3910	\$708,000	03-Jun-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.~~

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**21 Tamara Circuit Langwarrin VIC 3910**

Sold Price

**\$652,500**

Sold Date

**12-Apr-19**

4

2

2

Distance

**0.88km**

#### Notes from your agent

Plane Jane 2013 build - 2 living + 1 dining - Photos lack warmth/love (house presentation) - Originally looking up to \$690, then \$670 and sold \$652.



**38 Tamara Circuit Langwarrin VIC 3910**

Sold Price

**\$710,000**

Sold Date

**23-Mar-19**

4

2

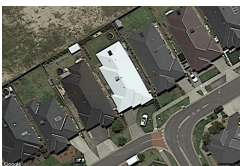
2

Distance

**0.94km**

#### Notes from your agent

4 + study - 3 living - 2013 build - originally looking up to \$700k sold \$710k.



**62 Tamara Circuit Langwarrin VIC 3910**

Sold Price

<sup>RS</sup> **\$708,000**

Sold Date

**03-Jun-19**

4

2

2

Distance

**0.75km**

#### Notes from your agent

Very sophisticated and stylish - 3 bed plus theatre/4th bedroom (agents are really starting to stretch the truth on bedrooms) - 2013 build - Clients I had look at the home didn't like that it was on the bend - Was looking up to \$748 and sold \$708.

RS = Recent sale

UN = Undisclosed Sale

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