

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

6 Candwindara Court, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$895,000 & \$975,000

Median sale price

Median price \$860,000 Property Type House Suburb Langwarrin

Period - From 01/01/2022 to 31/12/2022 Source REIV

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 six 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
1	17b Yarralumla Dr LANGWARRIN 3910	\$970,000	24/01/2023
2	25 Tamara Cirt LANGWARRIN 3910	\$940,000	09/12/2022
3	89 Burgess Dr LANGWARRIN 3910	\$921,500	14/03/2023

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 six months.~~

This Statement of Information was prepared on:

27/03/2023 15:50



Property Type:

Divorce/Estate/Family Transfers

Land Size: 894 sqm approx

Agent Comments

Comparable Properties



17b Yarralumla Dr LANGWARRIN 3910 (REI)

Agent Comments



Price: \$970,000

Method: Private Sale

Date: 24/01/2023

Property Type: House

Land Size: 1049 sqm approx



25 Tamara Cirt LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 09/12/2022

Property Type: House

Land Size: 595 sqm approx



89 Burgess Dr LANGWARRIN 3910 (REI)

Agent Comments



Price: \$921,500

Method: Private Sale

Date: 14/03/2023

Property Type: House

Land Size: 650 sqm approx