

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 Lorraine Avenue 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

\$675,000

&

\$715,000

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

13 Elsan-Lea Court Langwarrin VIC 3910	\$692,000	04-Jun-21
76 Northgateway Langwarrin VIC 3910	\$741,000	01-Jul-21
199 Centre Road Langwarrin VIC 3910	\$735,000	06-May-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: 05 July 2021


13 Elsan-Lea Court Langwarrin VIC 3910

Sold Price

^{RS} **\$692,000**

Sold Date

04-Jun-21
 3  2  2

Distance

0.5km

76 Northgateway Langwarrin VIC 3910

Sold Price

^{RS} **\$741,000**

Sold Date

01-Jul-21
 4  2  4

Distance

1.83km

199 Centre Road Langwarrin VIC 3910

Sold Price

^{RS} **\$735,000**

Sold Date

06-May-21
 3  2  2

Distance

2.32km
RS = Recent sale

UN = Undisclosed Sale

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