## 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

26 Langewan Road 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	\$795,000	&	\$855,000
3	between	<b>,</b> ,		* ,

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$615,000	Prope	erty type	type House		Suburb	Langwarrin
Period-from	01 Apr 2019	to	31 Mar 2	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.

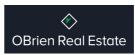
Address of comparable property	Price	Date of sale
16 Aqueduct Road Langwarrin VIC 3910	\$825,000	19-Dec-19
27 Aqueduct Road Langwarrin VIC 3910	\$826,500	04-Mar-20
8 Claire Court Langwarrin VIC 3910	\$842,500	20-Nov-19

#### 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: 06 April 2020





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16 Aqueduct Road Langwarrin VIC Sold Price 3910

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\$825,000 Sold Date 19-Dec-19

0.33km Distance



27 Aqueduct Road Langwarrin VIC Sold Price 3910

**\$826,500** Sold Date **04-Mar-20** 

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Distance

0.36km



8 Claire Court Langwarrin VIC 3910 Sold Price

**\$842,500** Sold Date **20-Nov-19** 

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Distance

1.76km

**RS** = Recent sale

UN = Undisclosed Sale

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