

## 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

9 Candwindara Court Langwarrin VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$845,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jan 2021

to

31 Dec 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

29 Julie Court Langwarrin VIC 3910	\$925,100	15-Nov-21
47 Grevillea Road Langwarrin VIC 3910	\$941,000	12-Nov-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: 22 January 2022



**29 Julie Court Langwarrin VIC 3910** Sold Price

<sup>RS</sup>

**\$925,100**

Sold Date **15-Nov-21**

 4  2  2

Distance **1.36km**



**47 Grevillea Road Langwarrin VIC 3910** Sold Price

**\$941,000**

Sold Date **12-Nov-21**

 4  2  2

Distance **0.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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