

## 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

3 Henshaw Street 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Langwarrin

Period-from

01 Oct 2020

to

30 Sep 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

5 Beckenham Place Langwarrin VIC 3910	\$740,000	26-Mar-21
10 Trentham Way Langwarrin VIC 3910	\$780,000	13-Sep-21
7 Lorraine Avenue Langwarrin VIC 3910	\$760,000	15-Jul-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: 25 October 2021






**5 Beckenham Place Langwarrin VIC 3910** Sold Price **\$740,000** Sold Date **26-Mar-21**

 3
  2
  3
 Distance **0.4km**






**10 Trentham Way Langwarrin VIC 3910** Sold Price <sup>RS</sup> **\$780,000** Sold Date **13-Sep-21**

 3
  2
  2
 Distance **0.48km**



**7 Lorraine Avenue Langwarrin VIC 3910** Sold Price **\$760,000** Sold Date **15-Jul-21**

 3
  2
  2
 Distance **1.52km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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