

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

8 Horne Court, Langwarrin Vic 3910

Indicative selling price

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

Range between \$625,000

&

\$687,500

Median sale price

Median price \$682,000

Property Type House

Suburb Langwarrin

Period - From 01/07/2019

to 30/09/2019

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	5 Fernleigh Ct LANGWARRIN 3910	\$675,000	23/10/2019
2	10 Cinerea Gla LANGWARRIN 3910	\$675,000	20/11/2019
3	28 Maxwell Ct LANGWARRIN 3910	\$650,000	14/11/2019

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:

07/01/2020 15:57



Property Type: House (Res)

Land Size: 916 sqm approx

Agent Comments

Comparable Properties



5 Fernleigh Ct LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$675,000

Method: Private Sale

Date: 23/10/2019

Rooms: 6

Property Type: House

Land Size: 672 sqm approx



10 Cinerea Gla LANGWARRIN 3910 (REI)

Agent Comments



Price: \$675,000

Method: Private Sale

Date: 20/11/2019

Property Type: House

Land Size: 657 sqm approx



28 Maxwell Ct LANGWARRIN 3910 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 14/11/2019

Rooms: 5

Property Type: House

Land Size: 823 sqm approx