

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

72 PATERSON 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jul 2022

to

30 Jun 2023

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

49 TURNER ROAD LANGWARRIN VIC 3910	\$710,000	19-May-23
1 ASH GROVE NORTH LANGWARRIN VIC 3910	\$751,000	01-Mar-23
45 MELALEUCA CRESCENT LANGWARRIN VIC 3910	\$740,000	26-Mar-23

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: 17 July 2023



**49 TURNER ROAD LANGWARRIN
VIC 3910**

 4  2  2

Sold Price

\$710,000

Sold Date

19-May-23

Distance

0.41km



**1 ASH GROVE NORTH
LANGWARRIN VIC 3910**

 4  2  2

Sold Price

\$751,000

Sold Date

01-Mar-23

Distance

0.57km



**45 MELALEUCA CRESCENT
LANGWARRIN VIC 3910**

 4  2  2

Sold Price

\$740,000

Sold Date

26-Mar-23

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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