

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 Trameland Court 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

\$585,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Langwarrin

Period-from

01 Oct 2018

to

30 Sep 2019

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

1 Epacris Court Langwarrin VIC 3910	\$595,500	11-May-19
68 Southgateway Langwarrin VIC 3910	\$622,000	05-Sep-19
22 Korina Court Langwarrin VIC 3910	\$590,000	28-May-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.~~

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1 Epacris Court Langwarrin VIC 3910

3 2 3

Sold Price

\$595,500

Sold Date

11-May-19

Distance

0.64km



68 Southgateway Langwarrin VIC 3910

3 2 1

Sold Price

\$622,000

Sold Date

05-Sep-19

Distance

0.72km



22 Korina Court Langwarrin VIC 3910

3 2 2

Sold Price

\$590,000

Sold Date

28-May-19

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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