

## 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

1/10 ATHOL 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Langwarrin

Period-from

01 Nov 2021

to

31 Oct 2022

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

2/16 ATHOL COURT LANGWARRIN VIC 3910	\$700,000	28-May-22
1/16 ATHOL COURT LANGWARRIN VIC 3910	\$700,000	30-Jun-22
7/85 WARRANDYTE ROAD LANGWARRIN VIC 3910	\$632,500	11-Aug-22

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: 23 November 2022



**2/16 ATHOL COURT LANGWARRIN VIC 3910** Sold Price **\$700,000** Sold Date **28-May-22**

 3  2  2

Distance **0.06km**



**1/16 ATHOL COURT LANGWARRIN VIC 3910** Sold Price Sold Date **30-Jun-22**

 3  2  2

Distance **0.07km**



**7/85 WARRANDYTE ROAD LANGWARRIN VIC 3910** Sold Price **\$632,500** Sold Date **11-Aug-22**

 2  1  1

Distance **0.37km**

RS = Recent sale UN = Undisclosed Sale

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