

## 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

7 OLEARIA CRESCENT LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$865,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Langwarrin

Period-from

01 Feb 2022

to

31 Jan 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 20 EVERGREEN WAY LANGWARRIN VIC 3910 | \$857,500 | 18-Jan-23 |
| 11 ROGAN COURT LANGWARRIN VIC 3910   | \$865,000 | 03-Feb-23 |
| 4 MONZE DRIVE LANGWARRIN VIC 3910    | \$850,000 | 13-Dec-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: 07 February 2023



**20 EVERGREEN WAY  
LANGWARRIN VIC 3910**

 4  2  2

Sold Price <sup>RS</sup> **\$857,500** <sup>UN</sup> Sold Date **18-Jan-23**

Distance **0.36km**



**11 ROGAN COURT LANGWARRIN  
VIC 3910**

 4  2  2

Sold Price <sup>RS</sup> **\$865,000** Sold Date **03-Feb-23**

Distance **0.39km**



**4 MONZE DRIVE LANGWARRIN  
VIC 3910**

 4  2  2

Sold Price <sup>RS</sup> **\$850,000** Sold Date **13-Dec-22**

Distance **0.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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