

## 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

11 Tamara Circuit 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

\$690,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Langwarrin

Period-from

01 Nov 2018

to

31 Oct 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

62 Tamara Circuit Langwarrin VIC 3910	\$708,000	03-Jun-19
11 Jarman Drive Langwarrin VIC 3910	\$675,000	17-Sep-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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**62 Tamara Circuit Langwarrin VIC 3910**

4 2 2

Sold Price

**\$708,000**

Sold Date

**03-Jun-19**

Distance

**0.2km**



**11 Jarman Drive Langwarrin VIC 3910**

4 2 2

Sold Price

<sup>RS</sup> **\$675,000**

Sold Date

**17-Sep-19**

Distance

**0.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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