

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

5 JULIE 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

\$890,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,750

Property type

House

Suburb

Langwarrin

Period-from

01 Nov 2022

to

31 Oct 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

335 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$890,000	09-Oct-23
7 RUBIDA DRIVE LANGWARRIN VIC 3910	\$901,000	30-Aug-23
4 BENDEMERE RISE LANGWARRIN VIC 3910	\$950,000	17-Oct-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: 18 November 2023



335 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

 4  2  2

Sold Price **\$890,000** Sold Date **09-Oct-23**

Distance **0.51km**



7 RUBIDA DRIVE LANGWARRIN VIC 3910

 4  2  2

Sold Price ^{RS} **\$901,000** ^{UN} Sold Date **30-Aug-23**

Distance **1.4km**



4 BENDEMERE RISE LANGWARRIN VIC 3910

 4  2  2

Sold Price ^{RS} **\$950,000** ^{UN} Sold Date **17-Oct-23**

Distance **1.61km**

RS = Recent sale **UN** = Undisclosed Sale

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