

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 Kite Place, Langwarrin, VIC 3910 - *Land size 995sqm

Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting

\$1,440,000

&

\$1,490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

Comparable property sales

These are the 5 properties sold within 2 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

Date of sale

9 COLLINA COURT, LANGWARRIN	*Land 903sqm	\$1,400,000	24-05-22
17 PINDARA BOULEVARD, LANGWARRIN	*Land 1088sqm	\$1,400,000	31-01-22
40 BLACK WALLABY DRIVE, LANGWARRIN	*Land 909sqm	\$1,500,000	27-05-22
13 BLACK SHEOAK PLACE, LANGWARRIN	*Land 1036sqm	\$1,500,000	30-05-22
18 PETER CHANCE CRESCENT, LANGWARRIN	*Land 958sqm	\$1,650,000	25-01-22

consumer.vic.gov.au



This Statement of Information was prepared on: 25 July 2022

* indicates approximates only



9 COLLINA COURT LANGWARRIN

Sold Price **\$1,400,000** Sold Date **24-May-22**

4 2 2

Distance **2.34km**



17 PINDARA BLVD LANGWARRIN

Sold Price **\$1,400,000** Sold Date **31-Jan-22**

4 2 2

Distance **2.18km**



40 BLACK WALLABY DRV L'WARRIN

Sold Price **\$1,500,000** Sold Date **27-May-22**

4 3 4

Distance **0.05km**



13 BLACK SHEOAK PLCE LANGWARRIN

Sold Price **\$1,500,000** Sold Date **30-May-22**

5 2 2

Distance **0.27km**



18 PETER CHANCE CRES LANGWARRIN

Sold Price **\$1,650,000** Sold Date **25-Jan-22**

5 4 2

Distance **0.1km**

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

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