

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

4 CAVILL CLOSE 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Land

Suburb

Langwarrin

Period-from

01 Jan 2022

to

31 Dec 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

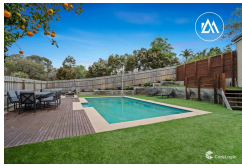
Date of sale

6 MARISSA COURT LANGWARRIN VIC 3910	\$1,135,000	15-Nov-22
132 PINDARA BOULEVARD LANGWARRIN VIC 3910	\$1,200,000	22-Oct-22
7 WOODRUSH DRIVE LANGWARRIN VIC 3910	\$1,250,000	22-Nov-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: 17 January 2023



6 MARISSA COURT LANGWARRIN VIC 3910

Sold Price

^{RS}

\$1,135,000

Sold Date

15-Nov-22



4



2



2

Distance

3.37km



132 PINDARA BOULEVARD LANGWARRIN VIC 3910

Sold Price

^{RS}

\$1,200,000

Sold Date

22-Oct-22



4



2



5

Distance

2.6km



7 WOODRUSH DRIVE LANGWARRIN VIC 3910

Sold Price

^{RS}

\$1,250,000

Sold Date

22-Nov-22



4



2



8

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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