

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

1 Saligna Court, Langwarrin 3910

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

\$690,000

&

\$740,000

Median sale price

Median Price

\$860,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic


















Comparable property sales

These are the 6 properties sold within 2 kilometres of the property for sale in the last 4 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

18 Kerry Street, Langwarrin 3910	 3  2  2	\$700,000	24-Oct-22
3 Gleeson Court, Langwarrin 3910	 3  2	\$705,000	18-Oct-22
40 Granite Drive, Langwarrin 3910	 3  2  2	\$709,950	10-Oct-22
68 Quarry Road, Langwarrin 3910	 3  2  2	\$715,680	06-Oct-22
54 Lexton Drive, Langwarrin 3910	 3  2  2	\$726,950	01-Sep-22
26 Burgess Drive, Langwarrin 3910	 3  2  1	\$745,000	31-Oct-22

consumer.vic.gov.au



This Statement of Information was prepared on: 18 January 2023



18 KERRY STREET LANGWARRIN 3910 Sold Price **\$700,000** Sold Date **24-Oct-22**

3 2 2

Distance **0.96km**



3 GLEESON COURT LANGWARRIN 3910 Sold Price **\$705,000** Sold Date **18-Oct-22**

3 2

Distance **0.77km**



40 GRANITE DRIVE LANGWARRIN 3910 Sold Price **\$709,950** Sold Date **10-Oct-22**

3 2 2

Distance **1.01km**



68 QUARRY ROAD LANGWARRIN 3910 Sold Price **\$715,680** Sold Date **06-Oct-22**

3 2 2

Distance **1.15km**



54 LEXTON DRIVE LANGWARRIN 3910 Sold Price **\$726,950** Sold Date **01-Sep-22**

3 2 2

Distance **1.73km**



26 BURGESS DRIVE LANGWARRIN 3910 Sold Price **\$745,000** Sold Date **31-Oct-22**

3 2 1

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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