

## 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

6 Alison Court 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

\$754,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Langwarrin

Period-from

01 Mar 2019

to

29 Feb 2020

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 10 Villosa Close Langwarrin VIC 3910  | \$730,000 | 03-Jan-20 |
| 76 Aqueduct Road Langwarrin VIC 3910  | \$740,000 | 03-Mar-20 |
| 2 Fernleigh Court Langwarrin VIC 3910 | \$740,000 | 24-Oct-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.~~

This Statement of Information was prepared on: 10 March 2020


**10 Villosa Close Langwarrin VIC 3910**

 4
  2
  2

Sold Price

<sup>RS</sup>
**\$730,000**

Sold Date

**03-Jan-20**

Distance

**0.24km**

**76 Aqueduct Road Langwarrin VIC 3910**

 4
  2
  1

Sold Price

<sup>RS</sup>
**\$740,000**

Sold Date

**03-Mar-20**

Distance

**0.36km**

**2 Fernleigh Court Langwarrin VIC 3910**

 4
  2
  2

Sold Price

**\$740,000**

Sold Date

**24-Oct-19**

Distance

**0.38km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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