

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

8 SASHA 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,125,000

Property type

Land

Suburb

Langwarrin

Period-from

01 Jul 2021

to

30 Jun 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

5 DENISE COURT LANGWARRIN VIC 3910	\$749,999	31-Jan-22
11 CUNEATA CLOSE LANGWARRIN VIC 3910	\$745,000	02-Jun-22
5 SANDRA COURT LANGWARRIN VIC 3910	\$695,500	31-May-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: 12 July 2022



**5 DENISE COURT LANGWARRIN
VIC 3910**

 3  2  1

Sold Price

\$749,999

Sold Date

31-Jan-22

Distance

1.34km



**11 CUNEATA CLOSE LANGWARRIN
VIC 3910**

 3  2  2

Sold Price

^{RS} **\$745,000** ^{UN}

Sold Date

02-Jun-22

Distance

1.1km



**5 SANDRA COURT LANGWARRIN
VIC 3910**

 3  2  2

Sold Price

^{RS} **\$695,500**

Sold Date

31-May-22

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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