

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 The 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Other

Suburb

Langwarrin

Period-from

01 Apr 2019

to

31 Mar 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
10 Cinerea Glade Langwarrin VIC 3910	\$675,000	20-Nov-19
7 Carisbrook Court Langwarrin VIC 3910	\$588,000	18-Nov-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: 15 April 2020



10 Villosa Close Langwarrin VIC 3910

4 2 2

Sold Price

\$730,000

Sold Date **03-Jan-20**

Distance **0.31km**



10 Cinerea Glade Langwarrin VIC 3910

4 2 3

Sold Price

\$675,000

Sold Date **20-Nov-19**

Distance **0.21km**



7 Carisbrook Court Langwarrin VIC 3910

4 2 2

Sold Price

\$588,000

Sold Date **18-Nov-19**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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