

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 Poplar Grove 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

Property type

House

Suburb

Langwarrin

Period-from

01 Dec 2020

to

30 Nov 2021

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

16 Ash Grove South Langwarrin VIC 3910	\$780,000	19-Nov-21
20 Larch Street Langwarrin VIC 3910	\$790,000	29-Sep-21
46 Myrtle Street Langwarrin VIC 3910	\$845,000	04-Aug-21

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: 07 December 2021

COVID-19 RESPONSE

Open Home Policy

No Open Homes

No open homes or public access to the property.

Virtual Open Home

Virtual open home available via video link.

Private Open Home

Private open home available by appointment only.

Contact to View

Contact the agent to arrange a viewing.

Property to View

Property available for viewing at all times.

All Ready view times are provided for your convenience and are subject to change.

Please follow the guidelines of the government of Victoria.

For more information on the Open Home Policy, please visit <https://www.indigo.com.au/open-home-policy>

Indigo Real Estate

16 Ash Grove South Langwarrin VIC 3910

Sold Price

RS

\$780,000

Sold Date

19-Nov-21

4

2

2

Distance

0.16km

3

2

1

Distance

0.32km

3

2

2

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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