

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

5 Colin 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Langwarrin

Period-from

01 Mar 2020

to

28 Feb 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

3 Lapwing Court Langwarrin VIC 3910	\$740,000	06-Nov-20
5 Isa Court Langwarrin VIC 3910	\$700,000	23-Nov-20
19 Melaleuca Crescent Langwarrin VIC 3910	\$725,000	04-Jan-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: 17 March 2021



3 Lapwing Court Langwarrin VIC 3910

 4  2  2

Sold Price **\$740,000** Sold Date **06-Nov-20**

Distance **0.2km**



5 Isa Court Langwarrin VIC 3910

 4  2  2

Sold Price **\$700,000** Sold Date **23-Nov-20**

Distance **0.43km**



19 Melaleuca Crescent Langwarrin VIC 3910

 4  2  1

Sold Price ^{RS} **\$725,000** Sold Date **04-Jan-21**

Distance **2.06km**



10 Warrenwood Place Langwarrin VIC 3910

 4  2  2

Sold Price **\$748,000** Sold Date **21-Nov-20**

Distance **1.61km**



25 Moate Street Langwarrin VIC 3910

 4  2  2

Sold Price **\$785,000** Sold Date **23-Dec-20**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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