

# 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 Avon 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)

Range between \$790,000

&

\$865,000

### Median sale price

Median price \$865,000

Property Type House

Suburb Langwarrin

Period - From 01/07/2021

to 30/09/2021

Source REIV

### 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 six 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 |
|---|---------------------------------|-----------|--------------|
| 1 | 16 Roberna Ct LANGWARRIN 3910   | \$900,000 | 28/09/2021   |
| 2 | 17 Claremont Ct LANGWARRIN 3910 | \$853,000 | 04/11/2021   |
| 3 | 25 Trinity Dr LANGWARRIN 3910   | \$820,000 | 16/08/2021   |

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 six months.~~

This Statement of Information was prepared on:

29/11/2021 09:53



3   2   5

**Rooms:** 7

**Property Type:** House

**Land Size:** 697 sqm approx

**Agent Comments**

## Comparable Properties



**16 Roberna Ct LANGWARRIN 3910 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$900,000

**Method:** Private Sale

**Date:** 28/09/2021

**Property Type:** House

**Land Size:** 769 sqm approx



**17 Claremont Ct LANGWARRIN 3910 (REI)**

**Agent Comments**

4   2   2

**Price:** \$853,000

**Method:** Private Sale

**Date:** 04/11/2021

**Property Type:** House

**Land Size:** 717 sqm approx



**25 Trinity Dr LANGWARRIN 3910 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$820,000

**Method:** Private Sale

**Date:** 16/08/2021

**Property Type:** House

**Land Size:** 683 sqm approx