

## 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 John Street Langwarrin VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Langwarrin

Period-from

01 Mar 2019

to

29 Feb 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

|  |           |           |
|--|-----------|-----------|
| 7 Olearia Crescent Langwarrin VIC 3910 | \$520,000 | 25-Oct-19 |
| 2A Govan Street Langwarrin VIC 3910    | \$550,000 | 10-Jan-20 |
| 78 Turner Road Langwarrin VIC 3910     | \$558,000 | 11-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.~~

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**7 Olearia Crescent Langwarrin VIC 3910**

Sold Price

**\$520,000**

Sold Date

**25-Oct-19**

3

1

2

Distance

**1.98km**



**2A Govan Street Langwarrin VIC 3910**

Sold Price

**\$550,000**

Sold Date

**10-Jan-20**

3

1

2

Distance

**0.36km**

#### Notes from your agent

Similar footprint to your place - 1 living + 1 meals area - presents well - has been updated - decent yard space - sold \$550,000.



**78 Turner Road Langwarrin VIC 3910**

Sold Price

**\$558,000**

Sold Date

**11-Nov-19**

3

1

1

Distance

**0.91km**

RS = Recent sale

UN = Undisclosed Sale

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