

## 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

123 CENTRE ROAD LANGWARRIN VIC 3910

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Langwarrin

Period-from

01 Sep 2023

to

31 Aug 2024

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

1 CARISBROOK COURT LANGWARRIN VIC 3910	\$700,000	22-Jul-24
2 KERRY STREET LANGWARRIN VIC 3910	\$740,000	05-May-24
38 PATERSON AVENUE LANGWARRIN VIC 3910	\$751,500	19-Mar-24

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: 11 September 2024

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**1 CARISBROOK COURT  
LANGWARRIN VIC 3910**

3 2 2

Sold Price <sup>RS</sup> **\$700,000** Sold Date **22-Jul-24**

Distance **0.78km**



**2 KERRY STREET LANGWARRIN  
VIC 3910**

3 2 -

Sold Price **\$740,000** Sold Date **05-May-24**

Distance **1.17km**



**38 PATERSON AVENUE  
LANGWARRIN VIC 3910**

3 2 2

Sold Price **\$751,500** Sold Date **19-Mar-24**

Distance **1.91km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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