

# 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

7 Jarman Drive 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

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Langwarrin

Period-from

01 Oct 2018

to

30 Sep 2019

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 11 Jarman Drive Langwarrin VIC 3910   | \$675,000 | 17-Sep-19 |
| 11 Julie Court Langwarrin VIC 3910    | \$635,500 | 20-Apr-19 |
| 21 Tamara Circuit Langwarrin VIC 3910 | \$652,500 | 12-Apr-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.~~

This Statement of Information was prepared on: 08 October 2019



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**11 Jarman Drive Langwarrin VIC 3910**

4 2 2

Sold Price

<sup>RS</sup>

**\$675,000**

Sold Date

**17-Sep-19**

Distance

**0.04km**



**11 Julie Court Langwarrin VIC 3910**

3 2 2

Sold Price

**\$635,500**

Sold Date

**20-Apr-19**

Distance

**0.22km**



**21 Tamara Circuit Langwarrin VIC 3910**

4 2 2

Sold Price

**\$652,500**

Sold Date

**12-Apr-19**

Distance

**0.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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