

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 Southampton Drive 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,000

Property type

House

Suburb

Langwarrin

Period-from

01 Feb 2021

to

31 Jan 2022

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

21/80 Potts Road Langwarrin VIC 3910	\$550,000	04-Dec-21
26 Southampton Drive Langwarrin VIC 3910	\$585,000	27-Oct-21
43 Southampton Drive Langwarrin VIC 3910	\$597,500	15-Feb-22

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: 21 February 2022


21/80 Potts Road Langwarrin VIC 3910

Sold Price

\$550,000

Sold Date

04-Dec-21

2 1 2

Distance

0.42km

26 Southampton Drive Langwarrin VIC 3910

Sold Price

\$585,000

Sold Date

27-Oct-21

2 1 1

Distance

0.1km

43 Southampton Drive Langwarrin VIC 3910

Sold Price

^{RS} **\$597,500**

Sold Date

15-Feb-22

2 1 1

Distance

0.17km
RS = Recent sale

UN = Undisclosed Sale

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