

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

6 Kialla Place 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,825

Property type

House

Suburb

Langwarrin

Period-from

01 Oct 2019

to

30 Sep 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

2 Trentham Way Langwarrin VIC 3910	\$720,000	24-Sep-20
10 Colin Court Langwarrin VIC 3910	\$675,000	12-Jun-20
14 Cranhaven Road Langwarrin VIC 3910	\$685,000	20-Jul-20

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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2 Trentham Way Langwarrin VIC 3910

Sold Price

^{RS}

\$720,000

Sold Date

24-Sep-20



4



2



2

Distance

0.2km



10 Colin Court Langwarrin VIC 3910

Sold Price

\$675,000

Sold Date

12-Jun-20



4



3



2

Distance

0.95km



14 Cranhaven Road Langwarrin VIC 3910

Sold Price

\$685,000

Sold Date

20-Jul-20



4



2



2

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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