

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

2/25 Athol Court 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$442,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jan 2019

to

31 Dec 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

6/60 Sunny Vale Drive Langwarrin VIC 3910	\$440,000	21-Oct-19
1/22 Dunn Crescent Langwarrin VIC 3910	\$437,500	14-Sep-19
8/8 Norwarran Way Langwarrin VIC 3910	\$467,000	24-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.~~

This Statement of Information was prepared on: 08 January 2020

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6/60 Sunny Vale Drive Langwarrin VIC 3910

Sold Price

\$440,000

Sold Date

21-Oct-19

 3

 1

 2

Distance

1.01km



1/22 Dunn Crescent Langwarrin VIC 3910

Sold Price

\$437,500

Sold Date

14-Sep-19

 2

 1

 1

Distance

1.02km



8/8 Norwarran Way Langwarrin VIC 3910

Sold Price

\$467,000

Sold Date

24-Nov-19

 3

 1

 2

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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