

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 BEACON 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

\$730,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 GREEN ACRES COURT LANGWARRIN VIC 3910	765000	10-Feb-22
63 BEECH STREET LANGWARRIN VIC 3910	730000	25-Mar-22
22 HUNTLY COURT LANGWARRIN VIC 3910	795000	23-Feb-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 04 July 2022

**2 GREEN ACRES COURT
LANGWARRIN VIC 3910**

3 2 3

Sold Price

765000Sold Date **10-Feb-22**

Distance

0.54km**63 BEECH STREET LANGWARRIN
VIC 3910**

3 2 1

Sold Price

730000Sold Date **25-Mar-22**

Distance

-**22 HUNTLY COURT LANGWARRIN
VIC 3910**

3 2 4

Sold Price

795000Sold Date **23-Feb-22**

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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