

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 JARMAN 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Langwarrin

Period-from

01 Oct 2023

to

30 Sep 2024

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

5 ALLINGTON PLACE LANGWARRIN VIC 3910	\$787,500	01-Sep-24
4 CLAIRE COURT LANGWARRIN VIC 3910	\$800,000	21-May-24
5 FERN MEWS LANGWARRIN VIC 3910	\$780,000	11-Apr-24

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: 09 October 2024



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**5 ALLINGTON PLACE
LANGWARRIN VIC 3910**

3 2 -

Sold Price ^{RS} **\$787,500** ^{UN} Sold Date **01-Sep-24**

Distance **0.37km**



**4 CLAIRE COURT LANGWARRIN
VIC 3910**

3 2 2

Sold Price **\$800,000** Sold Date **21-May-24**

Distance **0.49km**



**5 FERN MEWS LANGWARRIN VIC
3910**

3 2 2

Sold Price **\$780,000** Sold Date **11-Apr-24**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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