

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

3 Lisa 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

\$605,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jun 2019

to

31 May 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

3 Huntingtower Crescent Langwarrin VIC 3910	\$640,000	11-May-20
8 Casuarina Close Langwarrin VIC 3910	\$616,000	12-May-20
5 Bordeaux Court Frankston VIC 3199	\$600,000	12-Mar-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.~~

This Statement of Information was prepared on: 26 June 2020



**3 Huntingtower Crescent
Langwarrin VIC 3910**

 4  2  2

Sold Price **\$640,000** Sold Date **11-May-20**

Distance **1.68km**



**8 Casuarina Close Langwarrin VIC
3910**

 4  2  2

Sold Price ^{RS} **\$616,000** Sold Date **12-May-20**

Distance **1.91km**



**5 Bordeaux Court Frankston VIC
3199**

 4  2  2

Sold Price **\$600,000** Sold Date **12-Mar-20**

Distance **2.41km**

RS = Recent sale **UN** = Undisclosed Sale

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