

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

9 Carisbrook 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

House

Suburb

Langwarrin

Period-from

01 May 2020

to

30 Apr 2021

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 Ashwood Close Langwarrin VIC 3910	\$590,000	07-Oct-20
36 Jarman Drive Langwarrin VIC 3910	\$585,000	24-Jan-21
11 Maxwell Court Langwarrin VIC 3910	\$600,000	22-Sep-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: 14 May 2021


2 Ashwood Close Langwarrin VIC 3910
 3  1  1

Sold Price

\$590,000

Sold Date **07-Oct-20**

Distance **0.17km**

36 Jarman Drive Langwarrin VIC 3910
 3  1  1

Sold Price

\$585,000

Sold Date **24-Jan-21**

Distance **1.11km**

11 Maxwell Court Langwarrin VIC 3910
 3  1  1

Sold Price

\$600,000

Sold Date **22-Sep-20**

Distance **2.15km**
RS = Recent sale

UN = Undisclosed Sale

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