

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

5 Hazeldene Place 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

\$970,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,500

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 Tranquil Court Langwarrin VIC 3910	\$970,000	13-Nov-19
8 Guava Court Langwarrin VIC 3910	\$1,075,000	11-Dec-19
23 Flame Robin Drive Langwarrin VIC 3910	\$965,500	14-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: 15 June 2020


3 Tranquil Court Langwarrin VIC 3910

 Sold Price **\$970,000** Sold Date **13-Nov-19**

5 4 2

 Distance **1.05km**

8 Guava Court Langwarrin VIC 3910

 Sold Price **\$1,075,000** Sold Date **11-Dec-19**

4 3 6

 Distance **1.93km**
23 Flame Robin Drive Langwarrin VIC 3910

 Sold Price **\$965,500** Sold Date **14-Mar-20**

4 2 3

 Distance **2.39km**
RS = Recent sale

UN = Undisclosed Sale

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