

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

8 Tamara Circuit 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Langwarrin

Period-from

01 Feb 2020

to

31 Jan 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

18 Tamara Circuit Langwarrin VIC 3910	\$740,000	02-Feb-21
17 Tamara Circuit Langwarrin VIC 3910	\$747,000	09-Nov-20
31 Tamara Circuit Langwarrin VIC 3910	\$730,000	14-Oct-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: 13 February 2021



OBrien Real Estate

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18 Tamara Circuit Langwarrin VIC 3910

Sold Price

^{RS} **\$740,000** ^{UN}

Sold Date

02-Feb-21

4 2 2

Distance

0.07km



17 Tamara Circuit Langwarrin VIC 3910

Sold Price

\$747,000

Sold Date

09-Nov-20

4 2 2

Distance

0.09km



31 Tamara Circuit Langwarrin VIC 3910

Sold Price

\$730,000

Sold Date

14-Oct-20

4 2 2

Distance

0.21km



4 Reynard Court Langwarrin VIC 3910

Sold Price

\$740,000

Sold Date

16-Nov-20

4 2 1

Distance

0.75km



33 Grevillea Road Langwarrin VIC 3910

Sold Price

\$665,000

Sold Date

22-Sep-20

4 2 2

Distance

0.79km



20 Julie Court Langwarrin VIC 3910

Sold Price

\$660,000

Sold Date

16-Dec-20

3 2 2

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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3 Allington Place Langwarrin VIC 3910

3 2 2

Sold Price

\$605,000

Sold Date **30-Oct-20**

Distance **1.02km**



11 Rogan Court Langwarrin VIC 3910

4 2 2

Sold Price

\$700,000

Sold Date **14-Oct-20**

Distance **1.17km**



13 Lynne Court Langwarrin VIC 3910

4 2 2

Sold Price

\$687,500

Sold Date **15-Nov-20**

Distance **1.22km**



5 Birgita Court Langwarrin VIC 3910

4 2 3

Sold Price

\$715,000

Sold Date **06-Oct-20**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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