### 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	Prop	erty type	House		Suburb	Langwarrin
Period-from	01 Feb 2020	to	31 Jan 2	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



consumer.vic.gov.au

## OBrien Real Estate

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	18 Tamara Circuit Langwarrin VIC 3910			Sold Price	<sup>RS</sup> <b>\$740,000</b> <sup>UN</sup>	Sold Date	02-Feb-21
AND DESCRIPTION OF		2					0.07km



17 Tamara Circuit Langwarrin VIC 3910			Sold Price	\$747,000	Sold Date	09-Nov-20
酉 4	2 🚔	<sub>ක</sub> 2			Distance	0.09km



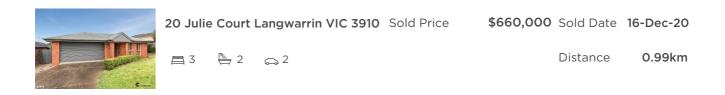
	31 Tam 3910	ara Circ	uit Langwarrin VIC	Sold Price	\$730,000	Sold Date	14-Oct-20
oreLogic	<b>E</b> 4	2	ç⊒ 2			Distance	0.21km



4 Reynard Court Langwarrin VIC 3910			Sold Price	\$740,000	Sold Date	16-Nov-20
昌 4	2 🚔	G 1			Distance	0.75km



blicy.	33 Grevillea Road Langwarrin VIC   3910   □ 4 □ 2 □ 2			Sold Price	\$665,000	Sold Date	22-Sep-20
						Distance	0.79km



RS = Recent sale UN = Undisclosed Sale

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3 Alling 3910	gton Pla	ce Langwarrin VIC	Sold Price	\$605,000	Sold Date	30-Oct-20
🛱 3 🕒 2 🞧 2					Distance	1.02km
11 Roga	an Court	Langwarrin VIC	Sold Price	\$700.000	Sold Date	14-0ct-20



	11 Rogan Court Langwarrin VIC 3910			Sold Price	\$700,000	Sold Date	14-Oct-20
ile	酉 4	2	⇔ <sup>2</sup>			Distance	1.17km



1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3910			Sold Price	\$687,500	Sold Date	15-Nov-20
4						Distance	1.22km



1 d	5 Birgit	a Court	Langwa	rrin VIC 3910	Sold Price	\$715,000	Sold Date	06-Oct-20
	酉 4	2	<b>G</b> 3				Distance	1.3km

#### RS = Recent sale UN = Undisclosed Sale

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