

## 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

11 Rubida Drive Langwarrin VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Langwarrin

Period-from

01 Mar 2019

to

29 Feb 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

2 Clematis Court Langwarrin VIC 3910	\$650,000	06-Dec-19
39 Burgess Drive Langwarrin VIC 3910	\$650,000	25-Oct-19
37 Kerry Street Langwarrin VIC 3910	\$643,000	05-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: 27 March 2020


**2 Clematis Court Langwarrin VIC 3910**

3   2   2

Sold Price

**\$650,000**

Sold Date

**06-Dec-19**

Distance

**0.84km**

**39 Burgess Drive Langwarrin VIC 3910**

3   2   2

Sold Price

Sold Date

**25-Oct-19**

Distance

**0.98km**

**37 Kerry Street Langwarrin VIC 3910**

3   2   2

Sold Price

<sup>RS</sup> **\$643,000**

Sold Date

**05-Mar-20**

Distance

**1.47km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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