

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

13 GOVAN STREET 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Langwarrin

Period-from

01 Feb 2022

to

31 Jan 2023

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

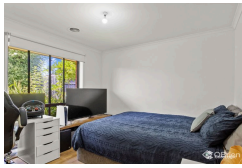
Date of sale

4 NORVAL PLACE LANGWARRIN VIC 3910	\$875,000	06-Feb-23
21 PARK VALLEY CRESCENT LANGWARRIN VIC 3910	\$850,000	29-Dec-22
49 JACKSON DRIVE LANGWARRIN VIC 3910	\$830,000	02-Feb-23

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: 22 February 2023


**4 NORVAL PLACE LANGWARRIN
VIC 3910**
 4  2  2

Sold Price

^{RS}
\$875,000

Sold Date

06-Feb-23

Distance

1.36km

**21 PARK VALLEY CRESCENT
LANGWARRIN VIC 3910**
 4  2  2

Sold Price

^{RS}
\$850,000

Sold Date

29-Dec-22

Distance

1.2km

**49 JACKSON DRIVE LANGWARRIN
VIC 3910**
 4  2  2

Sold Price

^{RS}
\$830,000

Sold Date

02-Feb-23

Distance

1.1km
RS = Recent sale

UN = Undisclosed Sale

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