

# 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

14 Korina Court, Langwarrin Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$840,000

Property Type

House

Suburb

Langwarrin

Period - From

01/04/2022

to

30/06/2022

Source

REIV

### 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 six 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
1	59 Long St LANGWARRIN 3910	\$755,000	05/05/2022
2	5 Korina Ct LANGWARRIN 3910	\$715,000	21/06/2022
3	8 Sasha Ct LANGWARRIN 3910	\$713,000	10/08/2022

**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 six months.~~

This Statement of Information was prepared on:

21/09/2022 09:15

14 Korina Court, Langwarrin Vic 3910

**Stockdale  
& Leggo**

Darren Eichenberger

9775 7500

0419 874279

darren1@stockdaleleggo.com.au

**Indicative Selling Price**

\$700,000 - \$770,000

**Median House Price**

June quarter 2022: \$840,000



**Property Type:** Land

**Land Size:** 628 sqm approx

**Agent Comments**

## Comparable Properties

**59 Long St LANGWARRIN 3910 (REI)**

**Agent Comments**



**Price:** \$755,000

**Method:** Private Sale

**Date:** 05/05/2022

**Property Type:** House (Res)



**5 Korina Ct LANGWARRIN 3910 (VG)**

**Agent Comments**



**Price:** \$715,000

**Method:** Sale

**Date:** 21/06/2022

**Property Type:** House (Res)

**Land Size:** 519 sqm approx



**8 Sasha Ct LANGWARRIN 3910 (REI/VG)**

**Agent Comments**



**Price:** \$713,000

**Method:** Private Sale

**Date:** 10/08/2022

**Property Type:** House

**Land Size:** 525 sqm approx

**Account - Stockdale & Leggo Langwarrin** | P: 03 9775 7500 | F: 03 9775 7009



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