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										
Range betweer	\$700,000		&		\$770,000					
Median sale p	rice									
Median price	\$840,000	Pro	operty Type	Hous	se		Suburb	Langwarrin		
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Add	dress 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





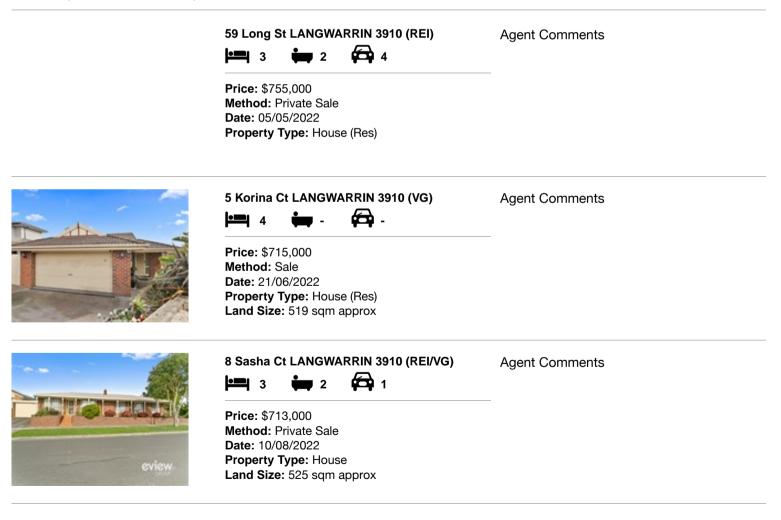
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Property Type: Land **Land Size:** 628 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median House Price June quarter 2022: \$840,000

Comparable Properties



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





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