

## 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

16 BRONZEWING COURT LANGWARRIN VIC 3910

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Langwarrin

Period-from

01 May 2022

to

30 Apr 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 20 LORRAINE AVENUE LANGWARRIN VIC 3910 | \$1,080,000 | 09-Nov-22 |
| 16 SERENITY DRIVE LANGWARRIN VIC 3910  | \$1,130,000 | 05-Dec-22 |
| 7 HEDGELY COURT LANGWARRIN VIC 3910    | \$1,160,000 | 02-Mar-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: 08 May 2023


**20 LORRAINE AVENUE  
LANGWARRIN VIC 3910**

5   3   4

 Sold Price   **\$1,080,000**   Sold Date   **09-Nov-22**

 Distance   **2.03km**

**16 SERENITY DRIVE LANGWARRIN  
VIC 3910**

4   2   2

 Sold Price   **\$1,130,000**   Sold Date   **05-Dec-22**

 Distance   **1.93km**

**7 HEDGELY COURT LANGWARRIN  
VIC 3910**

4   2   5

 Sold Price   <sup>RS</sup> **\$1,160,000**   Sold Date   **02-Mar-23**

 Distance   **1.77km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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