

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 Heath Mews 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

\$715,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$641,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jan 2020

to

31 Dec 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 Sage Court Langwarrin VIC 3910	\$775,500	28-Oct-20
4 Bottlebrush Court Langwarrin VIC 3910	\$750,000	17-Oct-20
10 Birgita Court Langwarrin VIC 3910	\$742,500	12-Oct-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: 04 January 2021



2 Sage Court Langwarrin VIC 3910 Sold Price ^{RS} **\$775,500** Sold Date **28-Oct-20**

 4  2  2

Distance **0.32km**

Notes from your agent

14 days on market and was originally listed between \$715,000 to \$765,000



4 Bottlebrush Court Langwarrin VIC 3910 Sold Price **\$750,000** Sold Date **17-Oct-20**

 4  2  3

Distance **0.43km**

Notes from your agent

20 days on market and was originally listed between \$730,000 to \$799,000



10 Birgita Court Langwarrin VIC 3910 Sold Price **\$742,500** Sold Date **12-Oct-20**

 3  2  2

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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