

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

71 Gum Nut Drive 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

\$655,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,525

Property type

House

Suburb

Langwarrin

Period-from

01 Dec 2019

to

30 Nov 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 Cotoneaster Way Langwarrin VIC 3910	\$696,000	11-Jul-20
23 Claremont Court Langwarrin VIC 3910	\$680,000	28-Oct-20
21 Alder Street Langwarrin VIC 3910	\$707,500	22-Sep-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: 14 December 2020



2 Cotoneaster Way Langwarrin VIC 3910

 3  2  4

Sold Price

\$696,000

Sold Date

11-Jul-20

Distance

0.61km



23 Claremont Court Langwarrin VIC 3910

 4  2  2

Sold Price

^{RS} **\$680,000**

Sold Date

28-Oct-20

Distance

2.2km



21 Alder Street Langwarrin VIC 3910

 4  2  2

Sold Price

\$707,500

Sold Date

22-Sep-20

Distance

2.37km

RS = Recent sale

UN = Undisclosed Sale

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