

## 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

2 Sugar Glider Place, Langwarrin 3910 - \*Land size 1074 sqm

**Indicative selling price** For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

\$1,150,000

&

\$1,250,000

### Median sale price

Median Price

\$860,000

Property type

House

Suburb

Langwarrin

Period-from

01 Mar 2022

to
















28 Feb 2023

Source

Corelogic

### Comparable property sales

These are the 5 properties sold within 3 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
7 Hedgely Court, Langwarrin *Land size 1080 sqm  4  2  3	\$1,160,000	02-Mar-23
3 Eucalypt Court, Langwarrin *Land size 827 sqm  4  2  3	\$1,174,000	11-Feb-23
4 Cavill Close, Langwarrin *Land size 784 sqm  4  2  2	\$1,200,172	25-Jan-23
3 Bronzewing Court, Langwarrin *Land size 1056 sqm  4  2  4	\$1,220,000	24-Jan-23
7 Woodrush Drive, Langwarrin *Land size 898 sqm  4  2  2	\$1,250,000	08-Nov-22

[consumer.vic.gov.au](https://consumer.vic.gov.au)



\* Indicates approximates only

This Statement of Information was prepared on: 27 March 2023



**7 HEDGELY COURT LANGWARRIN**

**\*Land size 1080 sqm**

4 2 3

Sold Price **\$1,160,000** Sold Date **02-Mar-23**

Distance **2.08km**



**3 EUCALYPT COURT LANGWARRIN**

**\*Land size 827 sqm**

4 2 3

Sold Price **\$1,174,000** Sold Date **11-Feb-23**

Distance **3.89km**



**4 CAVILL CLOSE LANGWARRIN**

**\*Land size 784 sqm**

4 2 2

Sold Price **\$1,200,172** Sold Date **25-Jan-23**

Distance **1.4km**



**20 BRONZEWING COURT LANGWARRIN** Sold Price **\$1,220,000** Sold Date **24-Jan-23**

**\*Land size 1056 sqm**

4 2 4

Distance **0.67km**



**7 WOODRUSH DRIVE LANGWARRIN**

**\*Land size 898 sqm**

4 2 2

Sold Price **\$1,250,000** Sold Date **08-Nov-22**

Distance **2.93km**

RS = Recent sale UN = Undisclosed Sale \* Indicates approximates only

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