

# 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

6 Laurenten Court, Langwarrin Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000

&

\$975,000

### Median sale price

Median price \$865,000

Property Type House

Suburb Langwarrin

Period - From 01/07/2021

to 30/09/2021

Source 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.

	Address of comparable property	Price	Date of sale
1	1 Elmes Ct LANGWARRIN 3910	\$985,000	06/10/2021
2	6 Annette Ct LANGWARRIN 3910	\$938,888	13/10/2021
3	22 Aqueduct Rd LANGWARRIN 3910	\$905,000	03/07/2021

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:

29/10/2021 16:35



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**Property Type:** House

**Land Size:** 620 sqm approx

**Agent Comments**

## Comparable Properties



**1 Elmes Ct LANGWARRIN 3910 (REI)**

**Agent Comments**

4   2   2

**Price:** \$985,000

**Method:** Private Sale

**Date:** 06/10/2021

**Property Type:** House



**6 Annette Ct LANGWARRIN 3910 (REI)**

**Agent Comments**

4   3   4

**Price:** \$938,888

**Method:** Private Sale

**Date:** 13/10/2021

**Property Type:** House

**Land Size:** 869 sqm approx

**22 Aqueduct Rd LANGWARRIN 3910 (VG)**

**Agent Comments**

4   -   -

**Price:** \$905,000

**Method:** Sale

**Date:** 03/07/2021

**Property Type:** House (Res)

**Land Size:** 564 sqm approx