

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

5 Isa Court 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

\$665,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,525

Property type

House

Suburb

Langwarrin

Period-from

01 Nov 2019

to

31 Oct 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 Trentham Way Langwarrin VIC 3910	\$720,000	24-Sep-20
23 Claremont Court Langwarrin VIC 3910	\$680,000	28-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: 16 November 2020



2 Trentham Way Langwarrin VIC 3910

Sold Price

^{RS} **\$720,000** Sold Date **24-Sep-20**

 4  2  2

Distance **0.49km**



23 Claremont Court Langwarrin VIC 3910

Sold Price

^{RS} **\$680,000** Sold Date **28-Oct-20**

 4  2  2

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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