

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

289 North Road 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

\$1,250,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$693,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jul 2020

to

30 Jun 2021

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

10 Peninsula Crescent Langwarrin VIC 3910	\$1,275,000	17-Jun-21
4 Quail Place Langwarrin VIC 3910	\$1,258,000	13-Apr-21
16 Stansfield Court Frankston South VIC 3199	\$1,375,100	21-Mar-21

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: 17 July 2021


10 Peninsula Crescent Langwarrin VIC 3910

Sold Price

^{RS}
\$1,275,000

Sold Date

17-Jun-21


4



3



2

Distance

1.6km

4 Quail Place Langwarrin VIC 3910

Sold Price

\$1,258,000

Sold Date

13-Apr-21


4



2



2

Distance

2.09km

16 Stansfield Court Frankston South VIC 3199

Sold Price

\$1,375,100

Sold Date

21-Mar-21


3



2



3

Distance

4.16km
RS = Recent sale

UN = Undisclosed Sale

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