## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

8 LANGDON COURT WARRNAMBOOL VIC 3280						
ee consumer.vic.go	ov.au	ı/underquoting (	*Delete singl	e price	or range a	s applicable)
		or range between	\$439,00	\$439,000		\$469,000
able)						
\$580,000	Property type Land				Suburb	Warrnambool
1 Jun 2024	to 31 May 2025 So			ource	Corelogic	
Comparable property sales (*Delete A or B below as applicable)  A* These are the three properties sold within five kilometres of the property for sale in the last 18 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						
	ee consumer.vic.go eable) \$580,000 1 Jun 2024 es (*Delete A or perties sold within representative cor	ee consumer.vic.gov.au  eable)  \$580,000 Prop  1 Jun 2024 to  es (*Delete A or B because sold within five representative consider	or range between  sable)  1 Jun 2024 to 31 May 2029  1 Ses (*Delete A or B below as appoperties sold within five kilometres of the representative considers to be most considers.	or range between \$439,00  sable)  \$580,000  Property type  Land  1 Jun 2024  to 31 May 2025  So  So (*Delete A or B below as applicable)  perties sold within five kilometres of the property for representative considers to be most comparable to	per consumer.vic.gov.au/underquoting (*Delete single price or range between \$439,000  Table)  \$580,000 Property type Land  1 Jun 2024 to 31 May 2025 Source  Source  The set (*Delete A or B below as applicable)  The perties sold within five kilometres of the property for sale in representative considers to be most comparable to the property.	or range between \$439,000 &  sable)  1 Jun 2024 to 31 May 2025 Source  Ses (*Delete A or B below as applicable)  perties sold within five kilometres of the property for sale in the last 18 representative considers to be most comparable to the property for sale in the last 18 representative considers to be most comparable to the property for sale

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were

sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 06 June 2025



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