

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 WARRINDALE CLOSE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Langwarrin

Period-from

01 Dec 2021

to

30 Nov 2022

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

3 JANE COURT LANGWARRIN VIC 3910	\$660,000	05-Oct-22
28B ELM GROVE LANGWARRIN VIC 3910	\$635,000	26-Nov-22
3 WARRIN RISE LANGWARRIN VIC 3910	\$633,888	01-Sep-22

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: 13 December 2022



3 JANE COURT LANGWARRIN VIC 3910

Sold Price

\$660,000

Sold Date **05-Oct-22**
 3

 1

 2

Distance

0.21km


28B ELM GROVE LANGWARRIN VIC 3910

Sold Price

^{RS} **\$635,000**

Sold Date **26-Nov-22**
 3

 1

 1

Distance

1.82km


3 WARRIN RISE LANGWARRIN VIC 3910

Sold Price

\$633,888

Sold Date **01-Sep-22**
 3

 1

 1

Distance

0.99km
RS = Recent sale

UN = Undisclosed Sale

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