

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

9 Heatherwood Grove 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,750

Property type

House

Suburb

Langwarrin

Period-from

01 Sep 2019

to

31 Aug 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

3 Bendemere Rise Langwarrin VIC 3910	\$810,000	26-May-20
14 Collina Court Langwarrin VIC 3910	\$831,500	19-Apr-20
142 Pindara Boulevard Langwarrin VIC 3910	\$865,000	01-Aug-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.~~

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3 Bendemere Rise Langwarrin VIC 3910

3 2 2

Sold Price

\$810,000

Sold Date **26-May-20**

Distance

0.25km



14 Collina Court Langwarrin VIC 3910

4 2 2

Sold Price

\$831,500

Sold Date **19-Apr-20**

Distance

1.57km



142 Pindara Boulevard Langwarrin VIC 3910

4 2 2

Sold Price

\$865,000

Sold Date **01-Aug-20**

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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