

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

7 Noel 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

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$641,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jan 2020

to

31 Dec 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

16 Micheala Court Langwarrin VIC 3910	\$660,000	25-Jul-20
16 Kate Court Langwarrin VIC 3910	\$695,000	04-Nov-20
3 Kate Court Langwarrin VIC 3910	\$670,000	23-Dec-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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16 Micheala Court Langwarrin VIC 3910

Sold Price

\$660,000

Sold Date

25-Jul-20

3

2

2

Distance

0.39km



16 Kate Court Langwarrin VIC 3910

Sold Price

\$695,000

Sold Date

04-Nov-20

3

2

2

Distance

0.88km



3 Kate Court Langwarrin VIC 3910

Sold Price

^{RS} **\$670,000**

Sold Date

23-Dec-20

3

2

4

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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