

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

1 Bolton Court 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jun 2019

to

31 May 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

2 Bolton Court Langwarrin VIC 3910	\$555,000	18-Apr-20
8 John Street Langwarrin VIC 3910	\$540,000	27-Mar-20
19 Dunn Crescent Langwarrin VIC 3910	\$596,500	16-Mar-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.~~

This Statement of Information was prepared on: 18 June 2020



2 Bolton Court Langwarrin VIC 3910 Sold Price **\$555,000** Sold Date **18-Apr-20**

 3  2  2

Distance **0.04km**



8 John Street Langwarrin VIC 3910 Sold Price **\$540,000** Sold Date **27-Mar-20**

 3  1  1

Distance **0.77km**



19 Dunn Crescent Langwarrin VIC 3910 Sold Price **\$596,500** Sold Date **16-Mar-20**

 3  1  2

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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