

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

1/24 Maxwell 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

\$415,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$456,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 May 2019

to

30 Apr 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

4/160 North Road Langwarrin VIC 3910	\$437,400	13-Dec-19
1/22 Dunn Crescent Langwarrin VIC 3910	\$437,500	14-Sep-19
5 Leeds Place Langwarrin VIC 3910	\$440,000	25-Feb-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: 12 May 2020



4/160 North Road Langwarrin VIC 3910

 2  1  1

Sold Price

\$437,400

Sold Date

13-Dec-19

Distance

0.53km



1/22 Dunn Crescent Langwarrin VIC 3910

 2  1  1

Sold Price

\$437,500

Sold Date

14-Sep-19

Distance

0.77km



5 Leeds Place Langwarrin VIC 3910

 2  1  1

Sold Price

\$440,000

Sold Date

25-Feb-20

Distance

4km

RS = Recent sale

UN = Undisclosed Sale

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