

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

4 Millicent 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

\$585,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jan 2019

to

31 Dec 2019

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

1/25 Raneen Drive Langwarrin VIC 3910	\$622,000	13-Nov-19
28 Romina Drive Langwarrin VIC 3910	\$585,000	04-Jun-19
8 Peter Court Langwarrin VIC 3910	\$650,000	03-Oct-19

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: 20 January 2020



1/25 Raneen Drive Langwarrin VIC 3910

 3  2  2

Sold Price

\$622,000

Sold Date

13-Nov-19

Distance

0.2km



28 Romina Drive Langwarrin VIC 3910

 3  2  2

Sold Price

\$585,000

Sold Date

04-Jun-19

Distance

0.23km



8 Peter Court Langwarrin VIC 3910

 3  2  2

Sold Price

^{RS} **\$650,000**

Sold Date

03-Oct-19

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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