

## 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

8 Micheala Court Langwarrin VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$755,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$621,500

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

91 Burgess Drive Langwarrin VIC 3910	\$727,000	10-Feb-20
38 Leonard Drive Langwarrin VIC 3910	\$747,000	10-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: 06 June 2020



**91 Burgess Drive Langwarrin VIC 3910**

 4  2  2

Sold Price **\$727,000** Sold Date **10-Feb-20**

Distance **0.37km**



**38 Leonard Drive Langwarrin VIC 3910**

 4  2  2

Sold Price **\$747,000** Sold Date **10-Feb-20**

Distance **0.66km**

RS = Recent sale      UN = Undisclosed Sale

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