

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

3A ELANA 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Sep 2021

to

31 Aug 2022

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

12 ANTHONY STREET LANGWARRIN VIC 3910	\$640,000	26-Aug-22
17 NEWCASTLE WAY LANGWARRIN VIC 3910	\$640,000	20-Jan-22
5/34 POTTS ROAD LANGWARRIN VIC 3910	\$652,000	16-Feb-22

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 September 2022



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**12 ANTHONY STREET
LANGWARRIN VIC 3910**

3 2 2

Sold Price

^{RS}

\$640,000

Sold Date

26-Aug-22

Distance

2.12km



**17 NEWCASTLE WAY
LANGWARRIN VIC 3910**

3 2 2

Sold Price

\$640,000

Sold Date

20-Jan-22

Distance

3.44km



**5/34 POTTS ROAD LANGWARRIN
VIC 3910**

3 2 2

Sold Price

\$652,000

Sold Date

16-Feb-22

Distance

3.47km

RS = Recent sale

UN = Undisclosed Sale

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