

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 CARISBROOK 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jun 2023

to

31 May 2024

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

5 KATE COURT LANGWARRIN VIC 3910	\$710,000	08-May-24
24 KERRY STREET LANGWARRIN VIC 3910	\$702,500	14-Jun-24

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: 28 June 2024



5 KATE COURT LANGWARRIN VIC 3910

Sold Price

^{RS}

\$710,000

Sold Date **08-May-24**

 3  2  2

Distance **0.58km**



24 KERRY STREET LANGWARRIN VIC 3910

Sold Price

^{RS}

\$702,500

Sold Date **14-Jun-24**

 3  2  1

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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