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

10 RAYMOND AVENUE 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 \$790,000 & \$860,000	Single Price		or range between	\$790,000	&	\$860,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$835,000	Prope	erty type	ty type House		Suburb	Langwarrin
Period-from	01 Jun 2023	to	31 May 2	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.

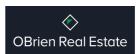
Address of comparable property	Price	Date of sale
21 DUNN CRESCENT LANGWARRIN VIC 3910	\$845,000	07-Mar-24
12 ROBERNA COURT LANGWARRIN VIC 3910	\$810,000	09-Jan-24
15 MELALEUCA CRESCENT LANGWARRIN VIC 3910	\$855,000	18-Mar-24

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: 12 June 2024





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21 DUNN CRESCENT LANGWARRIN Sold Price VIC 3910

⇔ 2

\$845,000 Sold Date **07-Mar-24**

1.5km Distance



12 ROBERNA COURT **LANGWARRIN VIC 3910**

₽ 2

₾ 2

Sold Price

\$810,000 Sold Date **09-Jan-24**

Distance 1.12km



15 MELALEUCA CRESCENT **LANGWARRIN VIC 3910**

■ 3

■ 3

= 3

₾ 2

⇔ 2

Sold Price

\$855,000 Sold Date 18-Mar-24

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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