## 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

13 YVONNE 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	\$1,175,000	&	\$1,275,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$835,000	Prop	erty type	pe 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.

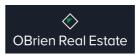
Address of comparable property	Price	Date of sale
5 BUSHY COURT LANGWARRIN VIC 3910	\$1,165,000	17-Jan-24
8 SUNNY VALE DRIVE LANGWARRIN VIC 3910	\$1,175,000	20-Dec-23
12 HEATHERWOOD GROVE LANGWARRIN VIC 3910	\$1,366,000	30-Apr-24

#### 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: 18 June 2024





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**5 BUSHY COURT LANGWARRIN** VIC 3910

€ 3

Sold Price

\$1,165,000 Sold Date 17-Jan-24

0.36km Distance



**8 SUNNY VALE DRIVE LANGWARRIN VIC 3910** 

₾ 2 **=** 4 \$ 6 Sold Price

\$1,175,000 Sold Date 20-Dec-23

Distance 0.25km



12 HEATHERWOOD GROVE **LANGWARRIN VIC 3910** 

**■** 5

aggregation 2

Sold Price

RS \$1,366,000 Sold Date 30-Apr-24

Distance

0.78km

**RS** = Recent sale

UN = Undisclosed Sale

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