

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

3 GRASSWREN CLOSE 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,750

Property type

House

Suburb

Langwarrin

Period-from

01 Oct 2022

to

30 Sep 2023

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

9 HENSHAW STREET LANGWARRIN VIC 3910	\$750,000	08-Aug-23
72 PATERSON AVENUE LANGWARRIN VIC 3910	\$750,000	24-Jul-23
8 MURDOCH PLACE LANGWARRIN VIC 3910	\$740,000	14-Sep-23

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: 20 October 2023



**9 HENSHAW STREET
LANGWARRIN VIC 3910**

 3  2  2

Sold Price ^{RS} **\$750,000** Sold Date **08-Aug-23**

Distance **0.53km**



**72 PATERSON AVENUE
LANGWARRIN VIC 3910**

 4  2  2

Sold Price **\$750,000** Sold Date **24-Jul-23**

Distance **1.1km**



**8 MURDOCH PLACE LANGWARRIN
VIC 3910**

 3  2  2

Sold Price ^{RS} **\$740,000** Sold Date **14-Sep-23**

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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