

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

4 BOWER 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

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Langwarrin

Period-from

01 Apr 2023

to

31 Mar 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

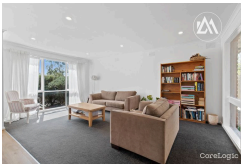
Date of sale

| | | |
|--------------------------------------|-----------|-----------|
| 24 NORTHGATEWAY LANGWARRIN VIC 3910 | \$827,500 | 03-Nov-23 |
| 21 KERRY STREET LANGWARRIN VIC 3910 | \$770,000 | 10-Jan-24 |
| 12 ROBERNA COURT LANGWARRIN VIC 3910 | \$810,000 | 09-Jan-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: 30 April 2024



**24 NORTHGATEWAY
LANGWARRIN VIC 3910**

 4  2  2

Sold Price

\$827,500

Sold Date **03-Nov-23**

Distance **0.37km**



**21 KERRY STREET LANGWARRIN
VIC 3910**

 3  2  2

Sold Price

\$770,000

Sold Date **10-Jan-24**

Distance **0.44km**



**12 ROBERNA COURT
LANGWARRIN VIC 3910**

 3  2  2

Sold Price

\$810,000

Sold Date **09-Jan-24**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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