

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 8 Indigofera Way, Langwarrin, VIC 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$890,000

&

\$970,000

Median sale price

Median price

\$829,087

Property Type

House

Suburb

Langwarrin (3910)

Period - From

01/01/2023

to

31/12/2023

Source

Corelogic

Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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

4 BENDEMERE RISE, LANGWARRIN VIC 3910

\$950,000

07/10/2023

2 TRANQUIL COURT, LANGWARRIN VIC 3910

\$972,600

31/10/2023

1 CALISTA COURT, LANGWARRIN VIC 3910

\$985,000

02/11/2023

This Statement of Information was prepared on: 11/01/2024