

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 WOOTTEN CRESCENT 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

\$990,000

&

\$1,089,000

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

5 BUSHY COURT LANGWARRIN VIC 3910	\$1,165,000	17-Jan-24
9 MELALEUCA CRESCENT LANGWARRIN VIC 3910	\$1,060,000	24-Feb-24
1A LARCH STREET LANGWARRIN VIC 3910	\$1,065,000	19-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: 17 April 2024



**5 BUSHY COURT LANGWARRIN
VIC 3910**

 5  2  3

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

Distance **1.68km**



**9 MELALEUCA CRESCENT
LANGWARRIN VIC 3910**

 4  2  2

Sold Price **\$1,060,000** Sold Date **24-Feb-24**

Distance **1.93km**



**1A LARCH STREET LANGWARRIN
VIC 3910**

 4  3  2

Sold Price ^{RS} **\$1,065,000** Sold Date **19-Mar-24**

Distance **0.83km**

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

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