

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 Tisdall Drive 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

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Langwarrin

Period-from

01 Sep 2018

to

31 Aug 2019

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

1 Serenity Drive Langwarrin VIC 3910	\$780,000	07-May-19
14 Fernwood Drive Langwarrin VIC 3910	\$858,000	04-Sep-19
10 Oxley Court Langwarrin VIC 3910	\$810,000	23-Jul-19

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: 26 September 2019



1 Serenity Drive Langwarrin VIC 3910

 4  2  2

Sold Price **\$780,000** Sold Date **07-May-19**

Distance **0.6km**



14 Fernwood Drive Langwarrin VIC 3910

 4  2  2

Sold Price **\$858,000** Sold Date **04-Sep-19**

Distance **0.88km**



10 Oxley Court Langwarrin VIC 3910

 4  2  2

Sold Price **\$810,000** Sold Date **23-Jul-19**

Distance **2.39km**

RS = Recent sale UN = Undisclosed Sale

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