

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

17 Green Acres 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Langwarrin

Period-from

01 Nov 2018

to

31 Oct 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

8 Millicent Road Langwarrin VIC 3910	\$630,000	14-Aug-19
28 Green Acres Court Langwarrin VIC 3910	\$655,000	13-Aug-19
85 Northgateway Langwarrin VIC 3910	\$620,999	18-Sep-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: 07 November 2019



8 Millicent Road Langwarrin VIC 3910

Sold Price **\$630,000** Sold Date **14-Aug-19**

 4  2  2

Distance **0.55km**

Notes from your agent

Was originally looking at \$730,000 (sold \$100k less) - standard home doesn't feel expensive or different from every other copy and paste home.



28 Green Acres Court Langwarrin VIC 3910

Sold Price **\$655,000** Sold Date **13-Aug-19**

 4  2  1

Distance **0.06km**

Notes from your agent

Sold off-market with multiple inspections and offers - 2 living + 2 dining - large yard space + rear access - sold \$655,000.



85 Northgateway Langwarrin VIC 3910

Sold Price **\$620,999** Sold Date **18-Sep-19**

 4  2  2

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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