

## 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

76 Aqueduct Road Langwarrin VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$735,000

&

\$775,000

### 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

4 Micheala Court Langwarrin VIC 3910	\$740,000	09-Aug-19
2 Fernleigh Court Langwarrin VIC 3910	\$740,000	08-Nov-19
11 Bendemere Rise Langwarrin VIC 3910	\$786,000	22-Oct-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: 18 November 2019



**4 Micheala Court Langwarrin VIC 3910**

 4  2  1

Sold Price **\$740,000** Sold Date **09-Aug-19**

Distance **1.61km**



**2 Fernleigh Court Langwarrin VIC 3910**

 4  2  2

Sold Price <sup>RS</sup> **\$740,000** Sold Date **08-Nov-19**

Distance **0.3km**



**11 Bendemere Rise Langwarrin VIC 3910**

 4  2  2

Sold Price <sup>RS</sup> **\$786,000** Sold Date **22-Oct-19**

Distance **0.99km**

RS = Recent sale      UN = Undisclosed Sale

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