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	3 ANNETTE 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	$699,000	&	$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,350,000	Property type	Land	Suburb	Langwarrin
Period-from	01 Aug 2022	to	31 Jul 2023	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
3 MARISSA COURT LANGWARRIN VIC 3910	$770,000	22-Jul-23
29 BURGESS DRIVE LANGWARRIN VIC 3910	$736,000	23-May-23
5 BOLTON COURT LANGWARRIN VIC 3910	$665,500	09-Jun-23

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: 10 August 2023

Harcourts
Karen Finch
P 0397826322
M +10415618012
E karen.finch@harcourts.com.au



3 MARISSA COURT LANGWARRIN VIC 3910

3 1 2

Sold Price RS $770,000 Sold Date 22-Jul-23

Distance 2.84km



29 BURGESS DRIVE LANGWARRIN VIC 3910

3 2 2

Sold Price $736,000 Sold Date 23-May-23

Distance 1.9km



5 BOLTON COURT LANGWARRIN VIC 3910

3 2 3

Sold Price $665,500 Sold Date 09-Jun-23

Distance 0.23km

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

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