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	1 CAROLYN 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	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$845,000	Property type	House	Suburb	Langwarrin
Period-from	01 Jan 2024	to	31 Dec 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
6 FIELDWOOD LANE LANGWARRIN VIC 3910	$1,250,000	20-Oct-24
17 SOUTHGATEWAY LANGWARRIN VIC 3910	$1,075,000	18-Nov-24
72 PINDARA BOULEVARD LANGWARRIN VIC 3910	$1,200,000	06-Dec-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: 29 January 2025

OBrien Real Estate

Jared McGovern
P 87387228
M 0432920029
E jared.mcgovern@obrienrealestate.com.au



6 FIELDWOOD LANE LANGWARRIN VIC 3910

4 2 2

Sold Price **$1,250,000** Sold Date **20-Oct-24**

Distance **0.46km**



17 SOUTHGATEWAY LANGWARRIN VIC 3910

5 2 5

Sold Price RS **$1,075,000** Sold Date **18-Nov-24**

Distance **1.08km**



72 PINDARA BOULEVARD LANGWARRIN VIC 3910

4 2 2

Sold Price RS **$1,200,000** Sold Date **06-Dec-24**

Distance **1.99km**

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

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