

## 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

8 Kingston 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

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jan 2020

to

31 Dec 2020

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

1395 Dandenong-Hastings Road Langwarrin VIC 3910	\$1,225,000	07-Jan-21
33 Bellbird Court Langwarrin VIC 3910	\$1,275,000	27-Oct-20

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.

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**1395 Dandenong-Hastings Road  
Langwarrin VIC 3910**

Sold Price <sup>RS</sup> **\$1,225,000** Sold Date **07-Jan-21**

4 2 10

Distance **1.47km**



**33 Bellbird Court Langwarrin VIC  
3910**

Sold Price **\$1,275,000** Sold Date **27-Oct-20**

3 2 6

Distance **1.54km**

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

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