

# 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

11/145 Union 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)

Range between \$560,000 & \$615,000

### Median sale price

Median price \$590,109 Property Type Unit Suburb Langwarrin

Period - From 01/01/2024 to 31/03/2024 Source REIV

### 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 six 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
1	4/85 Warrandyte Rd LANGWARRIN 3910	\$613,000	16/01/2024
2	3/27 Cranbourne Frankston Rd LANGWARRIN 3910	\$600,000	23/01/2024
3	5/1 Warrenwood PI LANGWARRIN 3910	\$576,000	19/12/2023

**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 six months.~~

This Statement of Information was prepared on:

29/05/2024 08:43

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**Indicative Selling Price**

\$560,000 - \$615,000

**Median Unit Price**

March quarter 2024: \$590,109



**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**4/85 Warrandyte Rd LANGWARRIN 3910**  
(REI/VG)

Agent Comments



**Price:** \$613,000

**Method:** Private Sale

**Date:** 16/01/2024

**Property Type:** Unit

**Land Size:** 248 sqm approx

**3/27 Cranbourne Frankston Rd LANGWARRIN**  
**3910 (VG)**

Agent Comments



**Price:** \$600,000

**Method:** Sale

**Date:** 23/01/2024

**Property Type:** Flat/Unit/Apartment (Res)



**5/1 Warrenwood PI LANGWARRIN 3910**  
(REI/VG)

Agent Comments



**Price:** \$576,000

**Method:** Private Sale

**Date:** 19/12/2023

**Property Type:** Unit

**Account - McGrath Langwarrin | P: 03 9775 7500 | F: 03 9775 7009**