

## 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

11/85 WARRANDYTE 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

\$525,000

&

\$565,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 Mar 2023

to

29 Feb 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

5/45 AQUEDUCT ROAD LANGWARRIN VIC 3910	\$536,500	14-Mar-24
4/17 MICHEALA COURT LANGWARRIN VIC 3910	\$534,000	09-Jan-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: 20 March 2024



**5/45 AQUEDUCT ROAD  
LANGWARRIN VIC 3910**

 2  1  1

Sold Price

<sup>RS</sup>

**\$536,500**

Sold Date

**14-Mar-24**

Distance

**1.43km**



**4/17 MICHEALA COURT  
LANGWARRIN VIC 3910**

 2  1  1

Sold Price

**\$534,000**

Sold Date

**09-Jan-24**

Distance

**2.47km**

RS = Recent sale

UN = Undisclosed Sale

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