

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

2/21 RANEEN DRIVE 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

\$635,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jan 2023

to

31 Dec 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

1/88 GRANITE DRIVE LANGWARRIN VIC 3910	\$636,000	14-Sep-23
54 GREVILLEA ROAD LANGWARRIN VIC 3910	\$675,000	09-Oct-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.

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**1/88 GRANITE DRIVE
LANGWARRIN VIC 3910**

3 2 1

Sold Price **\$636,000** Sold Date **14-Sep-23**

Distance **0.26km**



**54 GREVILLEA ROAD
LANGWARRIN VIC 3910**

3 1 2

Sold Price **\$675,000** Sold Date **09-Oct-23**

Distance **0.41km**

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

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