

## 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

3/3A LARCH STREET 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Sep 2022

to

31 Aug 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

1/26 CEDAR STREET LANGWARRIN VIC 3910	\$642,000	20-Aug-23
5/428 MCCLELLAND DRIVE LANGWARRIN VIC 3910	\$695,000	12-Jul-23
4/21 EDWARD STREET LANGWARRIN VIC 3910	\$715,000	31-May-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.~~

This Statement of Information was prepared on: 22 September 2023



**1/26 CEDAR STREET  
LANGWARRIN VIC 3910**

 3  1  2

Sold Price <sup>RS</sup> **\$642,000** Sold Date **20-Aug-23**

Distance **0.17km**



**5/428 MCCLELLAND DRIVE  
LANGWARRIN VIC 3910**

 3  2  2

Sold Price **\$695,000** Sold Date **12-Jul-23**

Distance **0.27km**



**4/21 EDWARD STREET  
LANGWARRIN VIC 3910**

 3  2  2

Sold Price **\$715,000** Sold Date **31-May-23**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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