

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

3/85 WARRANDYTE ROAD 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 May 2023

to

30 Apr 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

4/85 WARRANDYTE ROAD LANGWARRIN VIC 3910	\$613,000	16-Jan-24
11/85 WARRANDYTE ROAD LANGWARRIN VIC 3910	-	13-May-24
23 MONZE DRIVE LANGWARRIN VIC 3910	\$515,000	14-Apr-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: 28 May 2024



**4/85 WARRANDYTE ROAD
LANGWARRIN VIC 3910**

 2  1  1

Sold Price

\$613,000

Sold Date **16-Jan-24**

Distance **0.02km**



**11/85 WARRANDYTE ROAD
LANGWARRIN VIC 3910**

 2  1  1

Sold Price

^{RS} - ^{UN}

Sold Date **13-May-24**

Distance **0.12km**



**23 MONZE DRIVE LANGWARRIN
VIC 3910**

 2  1  1

Sold Price

^{RS} **\$515,000**

Sold Date **14-Apr-24**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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