

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

5/45 AQUEDUCT 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

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

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

2/36 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$522,500	07-Aug-23
2/7 JACKSON DRIVE LANGWARRIN VIC 3910	\$540,000	18-Sep-23
5/34 JULIE COURT LANGWARRIN VIC 3910	\$560,000	29-Aug-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: 10 January 2024

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**2/36 WARRENWOOD PLACE
LANGWARRIN VIC 3910**

2 1 1

Sold Price **\$522,500** Sold Date **07-Aug-23**

Distance **0.56km**



**2/7 JACKSON DRIVE
LANGWARRIN VIC 3910**

2 1 1

Sold Price **\$540,000** Sold Date **18-Sep-23**

Distance **1.62km**



**5/34 JULIE COURT LANGWARRIN
VIC 3910**

2 1 1

Sold Price **\$560,000** Sold Date **29-Aug-23**

Distance **1.94km**

RS = Recent sale UN = Undisclosed Sale

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