

## 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

8 BILBY LANE 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

\$530,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Apr 2023

to

31 Mar 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

13 BILBY LANE LANGWARRIN VIC 3910	\$568,000	20-Mar-24
3/27 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$600,000	23-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: 18 April 2024



**13 BILBY LANE LANGWARRIN VIC 3910**

Sold Price

<sup>RS</sup> **\$568,000**

Sold Date **20-Mar-24**

 2  1  1

Distance **0.06km**



**3/27 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910**

Sold Price

**\$600,000**

Sold Date **23-Jan-24**

 2  2  1

Distance **0.2km**

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

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