

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

1/18 MALCOLM 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jul 2023

to

30 Jun 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

7/16 DANIEL DRIVE LANGWARRIN VIC 3910	\$540,000	28-May-24
13 BILBY LANE LANGWARRIN VIC 3910	\$568,000	12-Mar-24
3/51 SUNNY VALE DRIVE LANGWARRIN VIC 3910	\$540,000	21-May-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: 12 July 2024



7/16 DANIEL DRIVE LANGWARRIN VIC 3910 Sold Price **\$540,000** Sold Date **28-May-24**
 Distance **1.41km**

 2  1  1



13 BILBY LANE LANGWARRIN VIC 3910 Sold Price **\$568,000** Sold Date **12-Mar-24**
 Distance **1.69km**

 2  1  1



3/51 SUNNY VALE DRIVE LANGWARRIN VIC 3910 Sold Price **\$540,000** Sold Date **21-May-24**
 Distance **1.72km**

 2  1  1

RS = Recent sale UN = Undisclosed Sale

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