

## 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

21 TRENTHAM WAY 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

\$760,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$839,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jun 2021

to

31 May 2022

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

6 TRENTHAM WAY LANGWARRIN VIC 3910	\$895,000	03-Feb-22
14 NORBERT PLACE LANGWARRIN VIC 3910	\$866,000	25-Feb-22
5 DANIEL DRIVE LANGWARRIN VIC 3910	\$890,000	23-Feb-22

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: 07 June 2022


**6 TRENTHAM WAY LANGWARRIN  
VIC 3910**

Sold Price

**\$895,000**

Sold Date

**03-Feb-22**
 4
  
  2
  
  2

Distance

**0.15km**

**14 NORBERT PLACE LANGWARRIN  
VIC 3910**

Sold Price

**\$866,000**

Sold Date

**25-Feb-22**
 3
  
  2
  
  2

Distance

**0.17km**

**5 DANIEL DRIVE LANGWARRIN  
VIC 3910**

Sold Price

**\$890,000**

Sold Date

**23-Feb-22**
 4
  
  2
  
  2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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