

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

11/85 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

\$495,000

&

\$544,500

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

1/3 KNOTT COURT LANGWARRIN VIC 3910	\$517,500	23-Jan-24
5/45 AQUEDUCT ROAD LANGWARRIN VIC 3910	\$536,500	14-Mar-24
4/17 MICHEALA COURT LANGWARRIN VIC 3910	\$534,000	09-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: 15 April 2024


**1/3 KNOTT COURT LANGWARRIN
VIC 3910**
 2  1  1

Sold Price

\$517,500

Sold Date

23-Jan-24

Distance

0.7km

**5/45 AQUEDUCT ROAD
LANGWARRIN VIC 3910**
 2  1  1

Sold Price

^{RS} **\$536,500**

Sold Date

14-Mar-24

Distance

1.43km

**4/17 MICHEALA COURT
LANGWARRIN VIC 3910**
 2  1  1

Sold Price

\$534,000

Sold Date

09-Jan-24

Distance

2.47km
RS = Recent sale

UN = Undisclosed Sale

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