

## 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

7/85 WARRANDYTE ROAD 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Apr 2021

to

31 Mar 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 6/15 WARRENWOOD PLACE LANGWARRIN VIC 3910 | \$602,000 | 09-Mar-22 |
| 48 KURANDA STREET LANGWARRIN VIC 3910     | \$600,000 | 20-Dec-21 |
| 4/135 UNION ROAD LANGWARRIN VIC 3910      | \$605,000 | 24-Nov-21 |

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.~~

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**6/15 WARRENWOOD PLACE  
LANGWARRIN VIC 3910**

2 1 1

Sold Price

<sup>RS</sup>

**\$602,000**

Sold Date

**09-Mar-22**

Distance

**1km**



**48 KURANDA STREET  
LANGWARRIN VIC 3910**

2 1 1

Sold Price

**\$600,000**

Sold Date

**20-Dec-21**

Distance

**0.89km**



**4/135 UNION ROAD LANGWARRIN  
VIC 3910**

2 1 2

Sold Price

**\$605,000**

Sold Date

**24-Nov-21**

Distance

**0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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