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	8/8 NORWARRAN WAY 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	$649,950	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Langwarrin
Period-from	01 Oct 2022	to	30 Sep 2023	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.

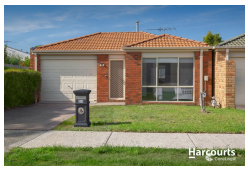
Address of comparable property	Price	Date of sale
50A KURANDA STREET LANGWARRIN VIC 3910	$640,000	09-May-23
8/135 UNION ROAD LANGWARRIN VIC 3910	$660,000	06-Jul-23
6 HARLAW COURT LANGWARRIN VIC 3910	$660,000	10-May-23

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: 04 October 2023

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50A KURANDA STREET LANGWARRIN VIC 3910

3 2 1

Sold Price **$640,000** Sold Date **09-May-23**

Distance **0.49km**



8/135 UNION ROAD LANGWARRIN VIC 3910

3 1 2

Sold Price RS **$660,000** Sold Date **06-Jul-23**

Distance **0.67km**



6 HARLAW COURT LANGWARRIN VIC 3910

3 2 1

Sold Price **$660,000** Sold Date **10-May-23**

Distance **0.82km**

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

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