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	4/85 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	$535,000	&	$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$572,500	Property type	Unit	Suburb	Langwarrin
Period-from	01 Jan 2023	to	31 Dec 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
10/93 WARRANDYTE ROAD LANGWARRIN VIC 3910	$545,000	29-Jul-23
2/7 JACKSON DRIVE LANGWARRIN VIC 3910	$540,000	18-Sep-23
1/4 MAXWELL COURT LANGWARRIN VIC 3910	$530,000	20-Sep-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.~~

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10/93 WARRANDYTE ROAD LANGWARRIN VIC 3910

2 1 2

Sold Price **$545,000** Sold Date **29-Jul-23**

Distance **0.12km**



2/7 JACKSON DRIVE LANGWARRIN VIC 3910

2 1 1

Sold Price **$540,000** Sold Date **18-Sep-23**

Distance **1.46km**



1/4 MAXWELL COURT LANGWARRIN VIC 3910

2 1 2

Sold Price **$530,000** Sold Date **20-Sep-23**

Distance **0.99km**

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

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