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	3/85 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	$490,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Langwarrin
Period-from	01 Jul 2023	to	30 Jun 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
11/85 WARRANDYTE ROAD LANGWARRIN VIC 3910	$520,000	19-Apr-24
1/19 RICHARD DRIVE LANGWARRIN VIC 3910	$510,000	12-Mar-24
9/2 EDWARD STREET LANGWARRIN VIC 3910	$533,000	29-May-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.~~

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11/85 WARRANDYTE ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price **$520,000** Sold Date **19-Apr-24**

Distance **0.12km**



1/19 RICHARD DRIVE LANGWARRIN VIC 3910

2 1 1

Sold Price **$510,000** Sold Date **12-Mar-24**

Distance **0.48km**



9/2 EDWARD STREET LANGWARRIN VIC 3910

2 1 1

Sold Price RS **$533,000** Sold Date **29-May-24**

Distance **1.55km**

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

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