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	2/85 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	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$840,000	Property type	House	Suburb	Langwarrin
Period-from	01 Aug 2023	to	31 Jul 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
5/4 JOHN STREET LANGWARRIN VIC 3910	$578,000	10-Apr-24
69/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	$550,000	14-May-24
1/18 MALCOLM ROAD LANGWARRIN VIC 3910	$590,000	23-Jul-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: 23 August 2024

OBrien Real Estate

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5/4 JOHN STREET LANGWARRIN VIC 3910

2 1 1

Sold Price **$578,000** Sold Date **10-Apr-24**

Distance **0.62km**



69/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price RS **$550,000** UN Sold Date **14-May-24**

Distance **0.75km**



1/18 MALCOLM ROAD LANGWARRIN VIC 3910

2 1 2

Sold Price RS **$590,000** Sold Date **23-Jul-24**

Distance **1.05km**

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

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