

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

3/16 ATHOL COURT 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Dec 2023

to

30 Nov 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

5/2 STOCKHAVEN CIRCUIT LANGWARRIN VIC 3910	\$650,000	04-Oct-24
4/3 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$710,000	04-Nov-24
1/3A LARCH STREET LANGWARRIN VIC 3910	\$720,000	06-Oct-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: 12 December 2024

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**5/2 STOCKHAVEN CIRCUIT
LANGWARRIN VIC 3910**

 3  -  -

Sold Price **\$650,000** Sold Date **04-Oct-24**

Distance **0.57km**



**4/3 WARRENWOOD PLACE
LANGWARRIN VIC 3910**

 3  2  2

Sold Price **\$710,000** Sold Date **04-Nov-24**

Distance **0.96km**



**1/3A LARCH STREET
LANGWARRIN VIC 3910**

 3  2  -

Sold Price **\$720,000** Sold Date **06-Oct-24**

Distance **1.6km**

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

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